§ 155.180 COMMERCIAL ZONING DISTRICTS LAND USE TABLE.

The Commercial Zoning Districts Land Use Table below lists the land uses allowed or disallowed in the respective commercial zoning districts. Allowed uses may be mixed on the same parcel and/or in the same building.

(A) Permitted Uses

The letter "P" in a table cell denotes that the corresponding land use is allowed by right in the corresponding zoning district, subject to compliance with all other applicable regulations of the Zoning Chapter.

The letter "P" in a table cell along with a "sq. ft." number denotes that each such principal use (including its accessory uses) is also subject to the equivalent gross floor area maximum. The Board of Zoning Appeals is authorized to grant variances from these gross floor area maximums, on a case by case basis, so as to allow up to 10% more gross floor area for a principal use (including its accessory uses) in the corresponding zoning district.

(B) Conditional Uses

The letter "C" in a table cell denotes that the corresponding land use is allowed conditionally in the corresponding zoning district, subject to the conditions referenced in the corresponding "Conditions and Criteria" column of the table, and subject to compliance with all other applicable regulations of the Zoning Chapter.

The letter "C" in a table cell along with a "sq. ft." number denotes that each such principal use (including its accessory uses) is also subject to the equivalent gross floor area maximum. The Board of Zoning Appeals is authorized to grant variances from these gross floor area maximums, on a case by case basis, so as to allow up to 10% more gross floor area for a principal use (including its accessory uses) in the corresponding zoning district.

(C) Special Exception Uses

The letters "SE" in a table cell denote that the corresponding land use is allowed conditionally in the corresponding zoning district upon a Special Exception approval by the Board of Zoning Appeals, on a case by case basis, subject to the criteria referenced in the corresponding "Conditions and Criteria" column of the table, and subject to compliance with all other applicable regulations of the Zoning Chapter.

The letters "SE" in a table cell along with a "sq. ft." number denote that each such principal use (including its accessory uses) is also subject to the equivalent gross floor area maximum. Upon approving the corresponding Special Exceptions, the Board of Zoning Appeals is authorized to grant variances from these gross floor area maximums, on a case by case basis, so as to allow up to 10% more gross floor area for a principal use (including its accessory uses) in the corresponding zoning district.

(D) Prohibited Uses

The letter "X" in a table cell denotes that the corresponding land use is prohibited in the corresponding zoning district. Land uses not listed in the Commercial Zoning Districts Land Use Table are also prohibited in the respective commercial zoning districts.

(E) Land Use Intensities

The following table is a general guide to the assignment of land uses to the respective commercial zoning districts, based on a gradient of land use intensities.

ZON	ING DISTRICT	LAND USE INTENSITY							
		RESIDENTIAL	CIVIC	OFFICE	RETAIL				
NO	Neighborhood Office District	Medium	Light	Light	Restricted				

NC	Neighborhood Commercial District	Medium	Light	Light	Light
МО	Multi-neighborhood Office District	Medium	Medium	Medium	Restricted
МС	Multi-neighborhood Commercial District	Medium	Medium	Medium	Medium
тс	Town Center District	Heavy	Heavy	Heavy	Medium
CC	Community Commercial District	Heavy	Heavy	Heavy	Heavy

(F) Commercial Zoning Districts Land Use Table

ZONING DISTRICT	NO	NC	МО	MC	TC	CC	
LAND USE							Conditions and Criteria
Single-family detached residential	С	С	С	С	X	Х	Section 155.181 (WW)
Accessory dwelling to single-family detached residential	С	С	С	С	Х	Х	Section 155.181 (A)
Single-family attached residential	С	С	С	С	Р	X	Section 155.181 (V V)
Manufactured home residential	Х	Х	Х	Х	Х	Х	
Mobile home residential	Х	Х	Х	Х	Х	Х	
Multi-family residential	С	С	С	С	Р	SE	Section 155.181 (II)
Retirement housing services	С	С	С	С	Р	SE	Section 155.181 (RR)
Group home (9 or fewer)	Р	Р	Р	Р	Х	Х	
Group home (10 or more)	Х	Х	SE	SE	Х	SE	Section 155.181 (CC)
Rooming house	Х	Х	Х	Р	Р	SE	Section 155.181 (SS)
Religious institution, with less than 300 seats	Р	Р	Р	Р	Р	Х	

ZONING	NO	NC	МО	MC	TC	СС	
DISTRICT							
Religious institution,							Conditions and Criteria
with 300 seats or more	Х	Х	С	С	Р	Х	Section 155.181 (MM)
Cemetery	SE	С	С	С	SE	Х	Section 155.181 (P)
Museum	Х	Х	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Х	
Library	Х	Х	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Х	
Post office	X	X	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Х	
Public safety station (ambulance, fire, or sheriff)	Х	Х	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	
Community center	Χ	Х	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Χ	
Theater, with less than 500 seats	Χ	Χ	Х	Р	Р	Р	
Theater, with 500 seats or more	X	Х	Х	X	Р	Р	
Nursery school	X	Х	Р	Р	Р	Х	
Elementary school	X	X	Р	Р	Р	Х	
Middle school	Х	Х	Р	Р	Р	Х	
High school	Х	Х	Р	Р	Р	Х	
Colleges and universities	Х	Х	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	
Adult education services	Х	Х	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	
Technical, trade, and other specialty schools	Х	Х	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	

ZONING DISTRICT	NO	NC	МО	MC	TC	CC	
LAND USE							Conditions and Criteria
Art, dance, drama, music, and martial arts schools	Х	C 10,000 sq. ft.	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (C)
Family child care home (up to 6)	Р	Р	Р	Р	Х	Х	
Group child care home (7 to 12)	Х	Х	Р	Р	Р	Χ	
Child care center (13 or more)	Х	Х	SE 15,000 sq. ft.	SE 20,000 sq. ft.	Р	Х	Section 155.181 (Q)
Adult day care	X	Х	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Х	
Real estate agents and managers	P 5,000 sq. ft.	C 10,000 sq. ft.	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (KK)
Insurance agency	P 5,000 sq. ft.	C 10,000 sq. ft.	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (FF)
Legal services	P 5,000 sq. ft.	C 10,000 sq. ft.	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (GG)
Engineering, architectural, and surveying services	P 5,000 sq. ft.	C 10,000 sq. ft.	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (Z)
Accounting, auditing, and bookkeeping services	P 5,000 sq. ft.	C 10,000 sq. ft.	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (B)
Government offices	P 5,000 sq. ft.	C 10,000 sq. ft.	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (BB)
Conference center	Χ	X	SE 15,000 sq. ft.	SE 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (T)
Medical or dental clinic	Х	C 10,000 sq. ft.	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (HH)
Congregate living services	Р	Р	Р	Р	Р	SE	Section 155.181 (U)
Assisted-living services	SE 5,000 sq. ft.	SE 10,000 sq. ft.	Р	Р	Р	SE	Section 155.181 (E)

ZONING	NO	NC	МО	MC	TC	СС	
DISTRICT LAND USE							Conditions and Critoria
Life care or continuing care services	Х	Х	Р	Р	Р	Х	Conditions and Criteria
Nursing services	Χ	Х	Р	Р	Р	Х	
Hospital	X	Х	Х	Х	Р	Р	
Funeral home	Х	Х	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	
Laundry and dry- cleaning drop-off	Х	Х	Х	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	
Laundromat, self- service	Х	Х	Х	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	
Seamstress or tailor shop	Х	C 10,000 sq. ft.	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (TT)
Beauty shop, barber shop, or nail salon	Х	C 10,000 sq. ft.	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (J)
Cosmetic and beauty supplies	Χ	C 10,000 sq. ft.	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (X)
Optical	Х	C 10,000 sq. ft.	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (JJ)
Tanning salon, massage parlor, or day spa	X	C 10,000 sq. ft.	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (YY)
Body piercing establishment	Х	Х	Х	Х	P 40,000 sq. ft.	Р	
Tatoo parlor	Х	Х	Х	Х	P 40,000 sq. ft.	Р	
Fitness center	Х	Х	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	
Automated teller machine	X	С	Р	Р	Р	Р	Section 155.181 (F)
Bank, credit union, or savings institution	Х	C 10,000 sq. ft.	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (I)

ZONING DISTRICT	NO	NC	МО	МС	TC	CC	
LAND USE							Conditions and Criteria
Pawn shop	X	Х	Х	Х	Х	Р	
Check cashing establishment, deferred presentment lender	Х	х	Х	Х	Х	Р	
Title loan lender	X	X	X	Х	Х	Р	
Bail bond broker	Х	Х	Х	Х	Х	Р	
Antique store	X	Х	X	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	
Consignment store	X	X	X	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	
Thrift store	Х	Х	Х	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	
Flea market	Χ	X	Χ	Х	Х	Р	
Newsstand	Х	Р	Р	Р	Р	Р	
Florist	X	C 10,000 sq. ft.	Х	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (AA)
Bakery	Х	C 10,000 sq. ft.	Х	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (H)
Caterer	Х	C 10,000 sq. ft.	Х	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (O)
Art dealers, supplies, sales and service	Х	C 10,000 sq. ft.	Х	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (D)
Tobacco or tobacconist	Х	Х	Х	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	
Computer and software	Х	C 10,000 sq. ft.	Х	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (S)
Camera and photographic supplies	Х	C 10,000 sq. ft.	Х	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (N)

ZONING DISTRICT	NO	NC	МО	МС	TC	CC	
LAND USE							Conditions and Criteria
Clothing, jewelry, luggage, shoes, etc.	X	C 10,000 sq. ft.	X	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (R)
Sporting goods, toy and hobby, and musical instruments	Х	C 10,000 sq. ft.	Х	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (XX)
Drug store or pharmacy	Χ	Х	Χ	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	
Book and other media store	Χ	C 10,000 sq. ft.	Χ	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (M)
Office supplies	Χ	X	Χ	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	
Grocery store	Χ	Х	Χ	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	
Hardware store	Χ	Х	Χ	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	
Lawn and garden supplies store	Χ	X	Χ	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	
Furniture or home furnishings store	Χ	Х	Χ	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	
Household appliances and electronics store	Х	Х	Х	SE 20,000 sq. ft.	SE 40,000 sq. ft.	Р	Section 155.181 (EE)
Department store	Χ	Х	Χ	Х	P 40,000 sq. ft.	Р	
Building materials, lumber yards, home centers	Χ	Х	Χ	Х	X	Р	
Superstore or warehouse club	X	X	X	Х	X	Р	
Mini-warehouses	Х	Х	Х	Х	Х	Р	
Restaurant, walk-up service only	Χ	C 10,000 sq. ft.	Χ	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (QQ)
Restaurant, indoor seating only	Х	C 10,000 sq. ft.	Х	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (PP)

ZONING	NO	NC	МО	MC	TC	CC	
DISTRICT							
LAND USE							Conditions and Criteria
Restaurant, indoor and/or outdoor seating only	Х	SE 10,000 sq. ft.	Х	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (OO)
Restaurant, indoor and/or outdoor seating, and/or drive- through, and/or drive- in, and/or walk-up service	X	Х	X	SE 20,000 sq. ft.	SE 40,000 sq. ft.	Р	Section 155.181 (NN)
		_		_	_		
Beer and wine store	Х	C 10,000 sq. ft.	Х	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (L)
Liquor store	X	Х	X	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	
Bar, nightclub, or cocktail lounge	Х	Х	Х	Х	P 40,000 sq. ft.	Р	
Adult entertainment	Χ	X	Χ	X	X	Р	
Bed and breakfast	X	С	X	Р	Р	Р	Section 155.181 (K)
Hotel or motel	Х	Х	Χ	SE	Р	Р	Section 155.181 (DD)
Convenience store (without gasoline sales or fast food sales)	X	C 10,000 sq. ft.	X	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (W)
Convenience store (with gasoline sales)	Х	Х	Х	C 20,000 sq. ft.	C 40,000 sq. ft.	Р	Section 155.181 (V)
Automobile parking lot	Х	Х	Х	Р	Р	Р	
Automobile parts sales	Χ	X	Χ	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	
Automobile wash or detailing	X	Х	Χ	C 20,000 sq. ft.	C 40,000 sq. ft.	Р	Section 155.181 (G)
Automobile rental and sales	Х	Х	Х	Х	Х	Р	

ZONING DISTRICT	NO	NC	МО	MC	TC	CC	
LAND USE							Conditions and Criteria
Automobile service and repair	Х	Х	Х	Х	Х	Р	
Automobile paint and body shop	Х	Х	Х	Х	Х	Р	
Truck stop	Х	Х	Х	Х	Х	Р	
Watercraft rental and sales	Х	Х	Х	Х	Х	Р	
Manufactured home sales	Х	Х	Х	Х	Х	Р	
Specialty trade contractors without storage of vehicles, equipment, or materials	X	X	Р	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	
Building construction and land development without storage of vehicles, equipment, or materials	Х	Х	Р	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	
Specialty trade contractors with storage of vehicles, equipment, or materials	х	х	Х	Х	Х	Р	
Building construction and land development with storage of vehicles, equipment, or materials	Х	Х	Х	Х	Х	Р	
Pet and animal sales or service (except veterinary)	X	X	Х	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	
Veterinary services without boarding	Х	C 10,000 sq. ft.	P 15,000 sq. ft.	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	Section 155.181 (ZZ)
Veterinary services with indoor boarding	Х	Х	Х	P 20,000 sq. ft.	P 40,000 sq. ft.	Р	
Kennel, outdoor	Х	Х	Х	Χ	X	Χ	

ZONING DISTRICT	NO	NC	МО	MC	TC	CC	
LAND USE							Conditions and Criteria
Park, passive public	Р	Р	Р	Р	Р	Р	
Recreational facilities, active public	Х	Х	Х	Р	Р	Р	
Farmers market	X	Х	X	Х	P 40,000 sq. ft.	Р	
Nursery, retail	X	Х	Х	Х	P 40,000 sq. ft.	Р	
Nursery, production	Χ	Х	X	Х	Х	Р	
Recycling drop-off center	X	Х	Х	С	С	С	Section 155.181 (LL)
Sewage pump station	SE	SE	SE	SE	SE	Р	Section 155.181 (UU)
Electrical substation	SE	SE	SE	SE	SE	Р	Section 155.181 (Y)
Wireless communication tower	SE	SE	SE	SE	SE	SE	Section 155.181 (BBB)
Water tower	SE	SE	SE	SE	SE	Р	Section 155.181 (AAA)

§ 155.181 COMMERCIAL ZONING DISTRICTS LAND USE CONDITIONS AND CRITERIA.

This Section lists the conditions and criteria that are referenced in the "Conditions and Criteria" column of the Commercial Zoning Districts Land Use Table [Section 155.180 (F)] for the corresponding Conditional Uses and Special Exception Uses. Conditional Uses and Special Exception Uses are also subject to compliance with all other applicable regulations of the Zoning Chapter. The following land uses are listed alphabetically.

(A) Accessory dwelling to single-family detached residential

(1) Accessory dwelling to single-family detached residential In the MC Multi-neighborhood Commercial District

(a) Location of accessory dwellings

Accessory dwellings shall be located only on parcels containing one single-family detached residential structure as a principal use. An accessory dwelling may be a separate structure or contained within the same structure as its principal use.

(b) Number of accessory dwellings

Only one accessory dwelling shall be permitted per single-family detached residential structure. However, other conforming accessory structures may also be located on the same parcel.

(c) Size of accessory dwellings

The gross floor area of an accessory dwelling shall not exceed five hundred (500) square feet.

(d) Manufactured home residential structure

A manufactured home residential structure may not be used as an accessory dwelling.

(e) Mobile home residential structure

A mobile home residential structure may not be used as an accessory dwelling.

(2) Accessory dwelling to single-family detached residential In the MO Multi-neighborhood Office District

(a) Location of accessory dwellings

Accessory dwellings shall be located only on parcels containing one single-family detached residential structure as a principal use. An accessory dwelling may be a separate structure or contained within the same structure as its principal use.

(b) Number of accessory dwellings

Only one accessory dwelling shall be permitted per single-family detached residential structure. However, other conforming accessory structures may also be located on the same parcel.

(c) Size of accessory dwellings

The gross floor area of an accessory dwelling shall not exceed five hundred (500) square feet.

(d) Manufactured home residential structure

A manufactured home residential structure may not be used as an accessory dwelling.

(e) Mobile home residential structure

A mobile home residential structure may not be used as an accessory dwelling.

(3) Accessory dwelling to single-family detached residential In the NC Neighborhood Commercial District

(a) Location of accessory dwellings

Accessory dwellings shall be located only on parcels containing one single-family detached residential structure as a principal use. An accessory dwelling may be a separate structure or contained within the same structure as its principal use.

(b) Number of accessory dwellings

Only one accessory dwelling shall be permitted per single-family detached residential structure. However, other conforming accessory structures may also be located on the same parcel.

(c) Size of accessory dwellings

The gross floor area of an accessory dwelling shall not exceed five hundred (500) square feet.

(d) Manufactured home residential structure

A manufactured home residential structure may not be used as an accessory dwelling.

(e) Mobile home residential structure

A mobile home residential structure may not be used as an accessory dwelling.

(4) Accessory dwelling to single-family detached residential In the NO Neighborhood Office District

(a) Location of accessory dwellings

Accessory dwellings shall be located only on parcels containing one single-family detached residential structure as a principal use. An accessory dwelling may be a separate structure or contained within the same structure as its principal use.

(b) Number of accessory dwellings

Only one accessory dwelling shall be permitted per single-family detached residential structure. However, other conforming accessory structures may also be located on the same parcel.

(c) Size of accessory dwellings

The gross floor area of an accessory dwelling shall not exceed five hundred (500) square feet.

(d) Manufactured home residential structure

A manufactured home residential structure may not be used as an accessory dwelling.

(e) Mobile home residential structure

A mobile home residential structure may not be used as an accessory dwelling.

(B) Accounting, auditing, and bookkeeping services In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(C) Art, dance, drama, music, and martial arts schools In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(D) Art, dealers, supplies, sales and services In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(E) Assisted-living services

(1) Assisted-living services In the CC Community Commercial District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(4.) Land use definition

The proposed assisted-living services conforms to its land use definition:

These services are provided by board-and-care establishments, such as adult foster care homes and adult care group homes. Services include daily activity assistance, such as dressing, grooming, bathing, etc. These

establishments may be located in single-family homes and share the house with the care provider's family.

(2) Assisted-living services In the NC Neighborhood Commercial District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(4.) Land use definition

The proposed assisted-living services conforms to its land use definition:

These services are provided by board-and-care establishments, such as adult foster care homes and adult care group homes. Services include daily activity assistance, such as dressing, grooming, bathing, etc. These establishments may be located in single-family homes and share the house with the care provider's family.

(3) Assisted-living services In the NO Neighborhood Office District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(4.) Land use definition

The proposed assisted-living services conforms to its land use definition:

These services are provided by board-and-care establishments, such as adult foster care homes and adult care group homes. Services include daily activity assistance, such as dressing, grooming, bathing, etc. These establishments may be located in single-family homes and share the house with the care provider's family.

(F) Automated teller machine In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(G) Automobile wash or detailing

(1) Automobile wash or detailing In the MC Multi-neighborhood Commercial District

(a) Trash storage

Adequate, enclosed, trash storage facilities shall be provided onsite.

(2) Automobile wash or detailing

In the TC Town Center District

(a) Trash storage

Adequate, enclosed, trash storage facilities shall be provided onsite.

(H) Bakery

In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(I) Bank, credit union, or savings institution

In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(J) Beauty shop, barber shop, or nail salon

In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(K) Bed and breakfast

In the NC Neighborhood Commercial District

(1) Number of guest rooms

No more than four (4) guest rooms can be available for accommodations and breakfast service in an establishment at any one time.

(L) Beer and wine store

In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(M) Book and other media store

In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(N) Camera and photographic supplies

In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(O) Caterer

In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(P) Cemetery

(1) Cemetery

In the MC Multi-neighborhood Commercial District

(a) Road access

The site has frontage on an arterial road or collector road, except when located on the same parcel of land as an existing religious institution.

(2) Cemetery

In the MO Multi-neighborhood Office District

(a) Road access

The site has frontage on an arterial road or collector road, except when located on the same parcel of land as an existing religious institution.

(3) Cemetery

In the NC Neighborhood Commercial District

(a) Road access

The site has frontage on an arterial road or collector road, except when located on the same parcel of land as an existing religious institution.

(4) Cemetery

In the NO Neighborhood Office District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

(4.) Site size

The site is a minimum of 3 contiguous acres, except when located on the same parcel of land as an existing religious institution.

(5.) Road access

The site has frontage on an arterial road or collector road, except when located on the same parcel of land as an existing religious institution.

(5) Cemetery

In the TC Town Center District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

(4.) Site size

The site is a minimum of 3 contiguous acres, except when located on the same parcel of land as an existing religious institution.

(5.) Road access

The site has frontage on an arterial road or collector road, except when located on the same parcel of land as an existing religious institution.

(Q) Child care center (13 or more)

(1) Child care center (13 or more) In the MC Multi-neighborhood Commercial District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access

and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(4.) Land use definition

The proposed child care center (13 or more) conforms to its land use definition:

Child care centers are those required to be registered or licensed or approved by the South Carolina Department of Social Services, and which provide care for 13 or more children at any given time.

(5.) Application

The application for a special exception includes the information required by the South Carolina Department of Social Services for registration, licensing, or approval.

(2) Child care center (13 or more) In the MO Multi-neighborhood Office District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future

Section 155.181 Commercial Zoning Districts Land Use Conditions and Criteria

land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(4.) Land use definition

The proposed child care center (13 or more) conforms to its land use definition:

Child care centers are those required to be registered or licensed or approved by the South Carolina Department of Social Services, and which provide care for 13 or more children at any given time.

(5.) Application

The application for a special exception includes the information required by the South Carolina Department of Social Services for registration, licensing, or approval.

(R) Clothing, jewelry, luggage, shoes, etc. In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(S) Computer and software In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(T) Conference center

(1) Conference center

In the MC Multi-neighborhood Commercial District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in

the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(2) Conference center In the MO Multi-neighborhood Office District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation,

management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(U) Congregate living services In the CC Community Commercial District

(1) Special exception criteria

(a) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(b) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(c) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(d) Land use definition

The proposed congregate living services conforms to its land use definition:

Funded through the 1978 Congregate Housing Services Act, many of these establishments serve meals and other services in low-income and federally subsidized housing. Now, many establishments provide such services to other non-subsidized housing facilities. Services include housekeeping, laundry, transportation, recreational programs, and other convenience services.

(V) Convenience store (with gasoline sales)

(1) Convenience store (with gasoline sales)

In the MC Multi-neighborhood Commercial District

(a) Vehicle services

No major repairs or sale of vehicles shall be conducted on the premises.

(2) Convenience store (with gasoline sales) In the TC Town Center District

(a) Vehicle services

No major repairs or sale of vehicles shall be conducted on the premises.

(W) Convenience store (without gasoline sales or fast food sales) In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(X) Cosmetic and beauty supplies In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(Y) Electrical substation

(1) Electrical substation In the MC Multi-neighborhood Commercial District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation,

management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(4.) Security

The proposed electrical substation shall be enclosed by a secure fence and/or wall at least six (6) feet high, with emergency contact information posted at the principal entrance.

(2) Electrical substation

In the MO Multi-neighborhood Office District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(4.) Security

The proposed electrical substation shall be enclosed by a secure fence and/or wall at least six (6) feet high, with emergency contact information posted at the principal entrance.

(3) Electrical substation In the NC Neighborhood Commercial District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(4.) Security

The proposed electrical substation shall be enclosed by a secure fence and/or wall at least six (6) feet high, with emergency contact information posted at the principal entrance.

(4) Electrical substation In the NO Neighborhood Office District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(4.) Security

The proposed electrical substation shall be enclosed by a secure fence and/or wall at least six (6) feet high, with emergency contact information posted at the principal entrance.

(5) Electrical substation In the TC Town Center District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(4.) Security

The proposed electrical substation shall be enclosed by a secure fence and/or wall at least six (6) feet high, with emergency contact information posted at the principal entrance.

(Z) Engineering, architectural, and surveying services In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(AA) Florist

In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(BB) Government offices

In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(CC) Group home (10 or more)

(1) Group home (10 or more)

In the CC Community Commercial District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access

and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(4.) Land use definition

The proposed group home (10 or more) conforms to its land use definition:

A home serving ten or more mentally or physically handicapped persons, and which provides care on a twenty four hour basis and is approved or licensed by a State of South Carolina agency or department or under contract with the agency or department for that purpose.

(5.) Application

The application for a special exception includes a description of the number of residents to be served, the number and qualifications of supervising and supporting staff onsite and offsite, the nature of the services to be provided, and the terms and conditions of the State of South Carolina approval or licensing.

(2) Group home (10 or more) In the MC Multi-neighborhood Commercial District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(4.) Land use definition

The proposed group home (10 or more) conforms to its land use definition:

A home serving ten or more mentally or physically handicapped persons, and which provides care on a twenty four hour basis and is approved or licensed by a State of South Carolina agency or department or under contract with the agency or department for that purpose.

(5.) Application

The application for a special exception includes a description of the number of residents to be served, the number and qualifications of supervising and supporting staff onsite and offsite, the nature of the services to be provided, and the terms and conditions of the State of South Carolina approval or licensing.

(3) Group home (10 or more) In the MO Multi-neighborhood Office District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future

land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(4.) Land use definition

The proposed group home (10 or more) conforms to its land use definition:

A home serving ten or more mentally or physically handicapped persons, and which provides care on a twenty four hour basis and is approved or licensed by a State of South Carolina agency or department or under contract with the agency or department for that purpose.

(5.) Application

The application for a special exception includes a description of the number of residents to be served, the number and qualifications of supervising and supporting staff onsite and offsite, the nature of the services to be provided, and the terms and conditions of the State of South Carolina approval or licensing.

(DD) Hotel or motel In the MC Multi-neighborhood Commercial District

(1) Special exception criteria

(a) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(b) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(c) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(d) Number of rooms

The proposed hotel or motel has no more than twenty-five (25) guest rooms available for accommodations.

(EE) Household appliances and electronics store

(1) Household appliances and electronics store In the MC Multi-neighborhood Commercial District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(2) Household appliances and electronics store

In the TC Town Center District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

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(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(FF) Insurance agency

In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(GG) Legal services

In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(HH) Medical or dental clinic

In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(II) Multi-family residential

(1) Multi-family residential In the CC Community Commercial District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

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(3.) Operation compatibility

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Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(2) Multi-family residential In the MC Multi-neighborhood Commercial District

(a) Density

The residential density of the land use shall be limited to 16 dwelling units per acre.

(3) Multi-family residential In the MO Multi-neighborhood Office District

(a) Density

The residential density of the land use shall be limited to 16 dwelling units per acre.

(4) Multi-family residential In the NC Neighborhood Commercial District

(a) Density

The residential density of the land use shall be limited to 8 dwelling units per acre.

(5) Multi-family residential In the NO Neighborhood Office District

(a) Density

The residential density of the land use shall be limited to 8 dwelling units per acre.

(JJ) Optical

In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(KK) Real estate agents and managers

In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(LL) Recycling drop-off center

(1) Recycling drop-off center

In the CC Community Commercial District

(a) Mobility of collection bins

The mobility of the collection bins shall be retained.

(b) Backing onto public right-of-way

Vehicle access, onsite circulation, and parking area design shall enable vehicles to maneuver without backing onto a public right-of-way.

(c) Collection or storage of hazardous or biodegradable waste

There shall be no collection or storage of hazardous or biodegradable waste onsite.

(d) Maintenance of site

The site shall be maintained so as to continuously confine all collected materials.

(2) Recycling drop-off center

In the MC Multi-neighborhood Commercial District

(a) Mobility of collection bins

The mobility of the collection bins shall be retained.

(b) Backing onto public right-of-way

Vehicle access, onsite circulation, and parking area design shall enable vehicles to maneuver without backing onto a public right-of-way.

(c) Collection or storage of hazardous or biodegradable waste

There shall be no collection or storage of hazardous or biodegradable waste onsite.

(d) Maintenance of site

The site shall be maintained so as to continuously confine all collected materials.

(3) Recycling drop-off center

In the TC Town Center District

(a) Mobility of collection bins

The mobility of the collection bins shall be retained.

(b) Backing onto public right-of-way

Vehicle access, onsite circulation, and parking area design shall enable vehicles to maneuver without backing onto a public right-of-way.

(c) Collection or storage of hazardous or biodegradable waste

There shall be no collection or storage of hazardous or biodegradable waste onsite.

(d) Maintenance of site

The site shall be maintained so as to continuously confine all collected materials.

(MM) Religious institution, with 300 seats or more

- (1) Religious institution, with 300 seats or more In the MC Multi-neighborhood Commercial District
 - (a) Road access

The site has frontage on an arterial road or collector road.

- (2) Religious institution, with 300 seats or more In the MO Multi-neighborhood Office District
 - (a) Road access

The site has frontage on an arterial road or collector road.

- (NN) Restaurant, indoor and/or outdoor seating, and/or drive-through, and/or drive-in, and/or walk-up service
 - (1) Restaurant, indoor and/or outdoor seating, and/or drive-through, and/or drive-in, and/or walk-up service In the MC Multi-neighborhood Commercial District
 - (a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(2) Restaurant, indoor and/or outdoor seating, and/or drive-through, and/or drive-in, and/or walk-up service In the TC Town Center District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

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(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(OO) Restaurant, indoor and/or outdoor seating only In the NC Neighborhood Commercial District

(1) Special exception criteria

(a) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(b) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(c) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(d) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(PP) Restaurant, indoor seating only In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(QQ) Restaurant, walk-up service only In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(RR) Retirement housing services

(1) Retirement housing services In the CC Community Commercial District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

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(3.) Operation compatibility

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Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(2) Retirement housing services In the MC Multi-neighborhood Commercial District

(a) Density

The residential density of the land use shall be limited to 16 dwelling units per acre.

(3) Retirement housing services In the MO Multi-neighborhood Office District

(a) Density

The residential density of the land use shall be limited to 16 dwelling units per acre.

(4) Retirement housing services In the NC Neighborhood Commercial District

(a) Density

The residential density of the land use shall be limited to 8 dwelling units per acre.

(5) Retirement housing services In the NO Neighborhood Office District

(a) Density

The residential density of the land use shall be limited to 8 dwelling units per acre.

(SS) Rooming house In the CC Community Commercial District

(1) Special exception criteria

(a) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(b) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

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(c) Operation compatibility

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Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(d) Land use definition

The proposed rooming house conforms to its land use definition:

An establishment, other than a hotel, motel, or bed and breakfast, in which more than three (3) persons who are not members of the owner's immediate family are housed or lodged in rooms used or intended to be used for living and sleeping, but not for cooking or eating purposes, for compensation, with or without meals being provided. Any dwelling in which such accommodations are offered in ten (10) or more rooms shall be considered to be a hotel or motel.

(TT) Seamstress or tailor shop In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(UU) Sewage pump station

(1) Sewage pump station In the MC Multi-neighborhood Commercial District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

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(3.) Operation compatibility

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Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(4.) Security

The proposed sewage pump station shall be enclosed by a secure fence and/or wall at least six (6) feet high, with emergency contact information posted at the principal entrance.

(2) Sewage pump station In the MO Multi-neighborhood Office District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

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(4.) Security

The proposed sewage pump station shall be enclosed by a secure fence and/or wall at least six (6) feet high, with emergency contact information posted at the principal entrance.

(3) Sewage pump station In the NC Neighborhood Commercial District

(a) Special exception criteria

(1.) Land use compatibility

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(2.) Design compatibility

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(3.) Operation compatibility

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Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(4.) Security

The proposed sewage pump station shall be enclosed by a secure fence and/or wall at least six (6) feet high, with emergency contact information posted at the principal entrance.

(4) Sewage pump station In the NO Neighborhood Office District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

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Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(4.) Security

The proposed sewage pump station shall be enclosed by a secure fence and/or wall at least six (6) feet high, with emergency contact information posted at the principal entrance.

(5) Sewage pump station In the TC Town Center District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

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(3.) Operation compatibility

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Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(4.) Security

The proposed sewage pump station shall be enclosed by a secure fence and/or wall at least six (6) feet high, with emergency contact information posted at the principal entrance.

(V V) Single-family attached residential

(1) Single-family attached residential In the MC Multi-neighborhood Commercial District

(a) Density

The residential density of the land use shall be limited to 16 dwelling units per acre.

(2) Single-family attached residential

In the MO Multi-neighborhood Office District

(a) Density

The residential density of the land use shall be limited to 16 dwelling units per acre.

(3) Single-family attached residential In the NC Neighborhood Commercial District

(a) Density

The residential density of the land use shall be limited to 8 dwelling units per acre.

(4) Single-family attached residential In the NO Neighborhood Office District

(a) Density

The residential density of the land use shall be limited to 8 dwelling units per acre.

(WW) Single-family detached residential

(1) Single-family detached residential In the MC Multi-neighborhood Commercial District

(a) Density

The residential density of the land use shall be limited to 16 dwelling units per acre.

(2) Single-family detached residential In the MO Multi-neighborhood Office District

(a) Density

The residential density of the land use shall be limited to 16 dwelling units per acre.

(3) Single-family detached residential In the NC Neighborhood Commercial District

(a) Density

The residential density of the land use shall be limited to 8 dwelling units per acre.

(4) Single-family detached residential In the NO Neighborhood Office District

(a) Density

The residential density of the land use shall be limited to 8 dwelling units per acre.

(XX) Sporting goods, toy and hobby, and musical instruments In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(YY) Tanning salon, massage parlor, or day spa In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(ZZ) Veterinary services without boarding In the NC Neighborhood Commercial District

(1) Hours of operation

The allowed hours of operation are from 7:00 am to 10:00 pm, local time.

(AAA) Water tower

(1) Water tower

In the MC Multi-neighborhood Commercial District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

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Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(4.) Security

The proposed water tower shall be enclosed by a secure fence and/or wall at least six (6) feet high, with emergency contact information posted at the principal entrance.

(2) Water tower

In the MO Multi-neighborhood Office District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in

the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

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Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(4.) Security

The proposed water tower shall be enclosed by a secure fence and/or wall at least six (6) feet high, with emergency contact information posted at the principal entrance.

(3) Water tower

In the NC Neighborhood Commercial District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(4.) Security

The proposed water tower shall be enclosed by a secure fence and/or wall at least six (6) feet high, with emergency contact information posted at the principal entrance.

(4) Water tower

In the NO Neighborhood Office District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(4.) Security

The proposed water tower shall be enclosed by a secure fence and/or wall at least six (6) feet high, with emergency contact information posted at the principal entrance.

(5) Water tower

In the TC Town Center District

(a) Special exception criteria

(1.) Land use compatibility

The nature of the proposed land use is mutually compatible with the existing land uses surrounding its location, and with the future land uses allowed in the surrounding zoning district(s). The nature of the proposed land use is also consistent with the adopted Comprehensive Plan for the vicinity of its location.

(2.) Design compatibility

The design of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential impacts include, but are not limited to, visual appearance (site, buildings, landscaping, signage, lighting), traffic generation, vehicle ingress and egress and circulation, vehicle parking and loading, pedestrian access and safety, storm drainage, utility services, and nuisances such as noise, light, odor, smoke, and vibration.

Conversely, the design of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(3.) Operation compatibility

The operation of the proposed land use minimizes adverse impacts on the existing land uses surrounding its location, on the future land uses allowed in the surrounding zoning district(s), and on the community infrastructure. Potential aspects include, but are not limited to, hours of operation, management of peak activity periods, and provisions for property maintenance.

Conversely, the operation of the proposed land use also minimizes adverse impacts from the existing land uses surrounding its location, from the future land uses allowed in the surrounding zoning district(s), and from the community infrastructure.

(4.) Security

The proposed water tower shall be enclosed by a secure fence and/or wall at least six (6) feet high, with emergency contact information posted at the principal entrance.

(BBB) Wireless communication tower

Article XV: LAND USAGE
Chapter 155: ZONING
Subchapter COMMERCIAL ZONING DISTRICTS
Section 155.181 Commercial Zoning Districts Land Use Conditions and Criteria

See Sections 155.355 through 155.359 for the conditions applicable to a wireless communication tower.

§ 155.182 TOWN CENTER ZONING DISTRICT DESIGN STANDARDS.

The TC Town Center District is established and intended to encourage the development of the Town center as the principal focal point of the entire community, with a vibrant mix of retail, service, office, restaurant, entertainment, cultural, civic, government, and residential uses that create a strong sense of place. The TC Town Center District is also established and intended to provide a public realm and streetscape with aesthetically pleasing architecture, landscaping, signage, lighting, utilities, and other features especially inviting to pedestrians. The design of buildings in the TC Town Center District shall be based on the architectural traditions of the Midlands and contemporary interpretations thereof. Accordingly, the architectural and other design standards of this Section are applicable to all new land uses, new construction, and major improvements within the TC Town Center District.

(A) General architectural requirements

These general architectural requirements apply to all of the building types of this Section, unless specifically stated otherwise. They also apply to buildings which are not included in the building types of this Section.

(1) Minimum stories

Principal building facades fronting on the portions of the following streets within the TC Town Center District shall have at least two (2) stories.

Blythewood Road
Main Street/Wilson Boulevard
Langford Road
Sandfield Road
McNulty Road/McNulty Road Extension
Boney Road
Creech Road
University Village Drive
Community Road
Locklier Road
Blythewood Lodge Road
Montgomery Ridge Lane
Blythe View Court

In addition, corner buildings at the following intersections shall have at least three (3) stories.

Blythewood Road and Main Street/Wilson Boulevard
Blythewood Road and McNulty Road/McNulty Road Extension
Blythewood Road and Boney Road
Blythewood Road and Creech Road
Blythewood Road and University Village Drive
Blythewood Road and Community Road

(2) Maximum stories

Buildings may have a maximum of four (4) stories.

(3) Facade material combinations

Facade materials shall be combined only horizontally, with the lighter above the heavier, as illustrated below.



(4) Facade material changes

As illustrated below, facade materials shall change vertically, not horizontally, with an exception allowed for major articulation required in the Commercial building type, and an exception allowed for differentiation between adjacent facades required in the Single-family attached residential building type.



(5) Prohibited facade materials

Concrete masonry units, glass block, aluminum siding, vinyl siding, and split-faced brick shall not be used on any façade.

(6) Roof materials

(a) Sloped roofs

Principal sloped roof materials shall be asphalt, fiberglass, or cedar shingles, concrete or clay tiles, slate or simulated slate, or standing seam metal.

(b) Flat roofs

Flat roofs shall be of any material.

(c) Gutters

Gutters on principal facades shall be copper, aluminum, or galvanized steel.

(d) Downspouts

Downspouts shall match gutters in material and finish.

(e) Flashing

Metal flashing, where utilized, shall be copper or factory finished sheet metal and shall be of a color that blends with other building materials.

(7) Awnings

Awnings shall be fabrics, canvas, fixed and durable and rust-resistant metal, or similar material. Internally lit awnings and canopies that emit light through the awning or canopy material are prohibited.

(8) Shutters

Where used, shutters shall match one half the width of the window opening to which they are adjacent.

(9) Windows

Except as established herein for the civic building type, windows shall be subject to the following:

(a) Transmittance

Windows shall have a minimum light transmittance factor of sixty (60) percent.

(b) Reflectance

Windows shall not utilize highly reflective glazing. All glazing shall have a maximum reflectance factor of 0.20.

(c) Coatings

Windows shall not utilize first-surface reflective coatings.

(10) Chimneys

Chimneys shall be faced in full-depth brick or stone.

(11) Garage facade materials

Accessory garage facade materials shall match those of the principal structure.

(B) Commercial building type

Reflecting the traditional commercial and mixed-use buildings found along Main Streets throughout the region, the commercial building type applies to office, retail, and other commercial land uses, as well as buildings with a mix of commercial and residential land uses.

(1) Major articulation

Buildings with individual principal facades over two hundred (200) feet in length shall provide a major articulation at least every two hundred (200) feet of facade length. This shall be accomplished as follows:

(a) Facade material changes

The facade material shall change from grade to the roof; or

(b) Facade composition changes

The facade composition shall change from grade to the roof; or

(c) Impression of separate buildings

Changes in the storefront treatments, building setbacks, or similar features shall convey the impression of separate buildings.

(2) Principal building facades on certain streets

For retail land uses, principal building facades fronting on the portions of the following streets within the TC Town Center District shall have a first floor storefront treatment along each corresponding street. For similarly located buildings without retail land uses, principal building facades shall be treated with architectural detailing, such as pilasters, false windows, or similar features where a storefront treatment is not provided.

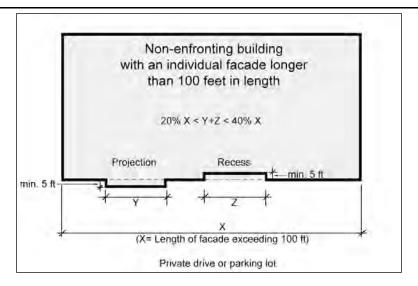
Blythewood Road
Main Street/Wilson Boulevard
Langford Road
Sandfield Road
McNulty Road/McNulty Road Extension
Boney Road
Creech Road
University Village Drive
Community Road
Locklier Road
Blythewood Lodge Road
Montgomery Ridge Lane
Blythe View Court

(3) Principal building facades on other streets

Principal building facades fronting on streets other than the portions of the following streets within the TC Town Center District shall be treated with architectural detailing, such as pilasters, false windows, or similar features where a storefront treatment is not provided.

Blythewood Road
Main Street/Wilson Boulevard
Langford Road
Sandfield Road
McNulty Road/McNulty Road Extension
Boney Road
Creech Road
University Village Drive
Community Road
Locklier Road
Blythewood Lodge Road
Montgomery Ridge Lane
Blythe View Court

Such buildings with individual principal facades over one hundred (100) feet in length shall incorporate wall projections or recesses a minimum of five (5) feet in depth and a minimum of twenty (20) contiguous feet in length per one hundred (100) feet of facade length. The combined length of said recesses and projections shall constitute more than twenty (20) percent but less than forty (40) percent of the total facade length, as illustrated below.



(4) Multi-story principal building facades

(a) Visual divisions

Multi-story principal building facades shall provide visual divisions between the first and second floors. This shall be accomplished as follows:

(1.) Storefront treatments

The first floor shall have a continuous storefront treatment; or

(2.) Arcades or embayments

The first floor shall have an arcade or embayment; or

(3.) Architectural features

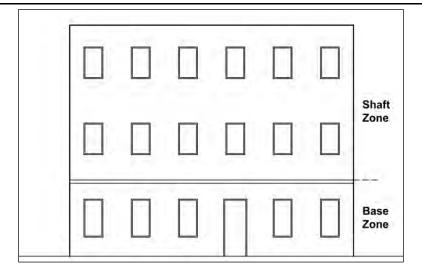
The facade shall have architectural courses, awnings, or a change in primary facade materials.

(b) Two-part or three-part facades

Multi-story principal building facades taller than two floors shall have two-part or three-part façades. Horizontal zones in the façade may be differentiated by a change in materials, window pattern, or window material, or by a cornice or course.

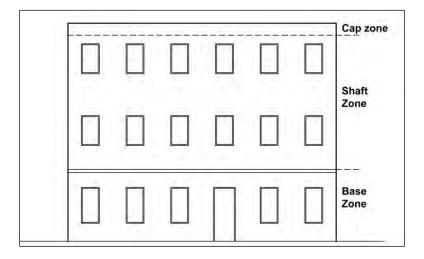
(1.) Two-part facade

A two-part facade consists of a base zone (first story) and a shaft zone (all other stories), as illustrated below.



(2.) Three-part facade

A three-part facade consists of a base zone (first story), a shaft zone (middle stories), and a cap zone (upper stories or cornice), as illustrated below.



(5) Facade materials

(a) Primary facade materials

Each floor of a principal building facade shall be faced with one (1) of the following primary facade materials, in one (1) shade or color.

Full depth brick

Pre-cast concrete panels inset with thin brick with a minimum depth of one-half (0.5) inch.

Terra cotta

Natural stone, cast-stone, or pre-cast concrete resembling stone Wooden or cementitious clapboard siding

True hard coat stucco

(b) Accent facade materials

The accent facade materials of each floor of a principal building facade may include any allowed primary facade material, along with ceramic tile or galvanized steel, provided:

(1.) Ceramic tile or galvanized steel

Ceramic tile or galvanized steel are only permitted when the primary facade material is not wooden or cementitious clapboard siding.

(2.) Total surface area

The total surface area of accent facade materials shall not exceed ten (10) percent of the surface area of the facade of the floor on which it is located.

(6) Foundations

Foundations shall be constructed as a distinct building element that contrasts with facade materials. Exposed above-ground foundations shall be coated or faced in cement, stucco, brick, manufactured stone, or natural stone to contrast with facade materials.

(7) Arcades and cantilevers

The exterior wall of the first story of a building may be recessed by means of arcades or cantilevers, with the following provisions.

(a) Support spacing

Recessed areas shall provide a minimum horizontal spacing between columns or supports of ten (10) feet and a minimum vertical opening of twelve (12) feet.

(b) Depth and height

Recessed areas shall have a minimum depth of ten (10) feet and a minimum clear height of fourteen (14) feet improved for pedestrian use.

(c) Storefront treatment

A storefront treatment may be provided along the exterior wall adjoining the recessed area.

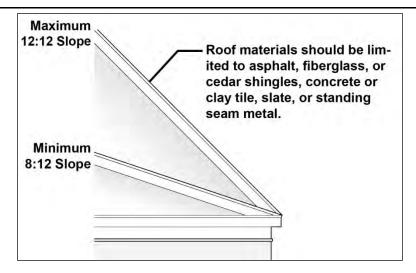
(8) Roofs

(a) Flat roofs

Flat roofs are allowed, provided that they are vertically screened with a parapet wall along the principal building facades.

(b) Sloped roofs

Principal sloped roofs shall have a pitch of between 8:12 and 12:12, and their eaves shall overhang between twelve (12) and thirty-six (36) inches beyond the facade, as illustrated below. This does not apply to dormers, porches, and roofs not visible from a street.



(c) Mansard roofs

Mansard roofs are prohibited

(9) Principal building facade windows

For each principal building facade, the following window requirements apply.

(a) Upper floor windows and doors

All floors above the first floor shall have windows and doors that equal between twenty (20) and sixty (60) percent of the total facade area, with each floor calculated independently.

(b) Window design

Excluding first floor windows meeting the requirements of storefront treatment, all windows shall have the following design features.

(1.) Window lights

Windows shall have true or simulated divided lights, or be one-over-one lights.

(2.) Window aspect

Windows shall be vertically shaped with a height greater than width.

(3.) Window sills

Windows shall include sills of brick, stone, cast stone, or terra cotta.

(4.) Window pattern

Windows shall be arranged in a rigid or loose grid pattern.

(c) Window frames

All window frames shall be recessed a minimum of two (2) inches from the exterior facade.

(C) Convenience store with gasoline sales building type

As a special type of commercial building, the convenience store with gasoline sales building type is subject to the same architectural and other design standards as in Section 155.182 (A) General architectural requirements, and in Section 155.182 (B) Commercial building type, except for the following.

(1) Minimum stories

Corner buildings at the following intersections shall have at least two (2) stories, with a first floor storefront treatment along each corresponding street.

Blythewood Road and Main Street/Wilson Boulevard

Blythewood Road and McNulty Road/McNulty Road Extension

Blythewood Road and Boney Road

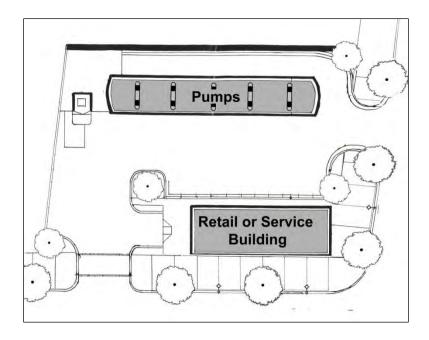
Blythewood Road and Creech Road

Blythewood Road and University Village Drive

Blythewood Road and Community Road

(2) Accessory structures

Accessory structures such as canopies, and automobile wash or detailing shall match the architectural style and material of the principal structure, and shall be located further from the street frontages than the principal building, as illustrated below.



(D) Civic building type

Civic buildings traditionally serve as the heart of the communities they represent. Since they create a collective identity, their design often sets them apart from more conventional private buildings. The civic building type applies to religious institution, museum, library, government, public safety, community center, public assembly, public and private school and college, hospital, and other civic land uses.

(1) Facade materials

(a) Primary facade materials

Each floor of a principal building facade shall be faced with one (1) of the following primary facade materials, in one (1) shade or color.

Full depth brick

Pre-cast concrete panels inset with thin brick with a minimum depth of one-half (0.5) inch.

Terra cotta

Natural stone, cast-stone, or pre-cast concrete resembling stone

Wooden or cementitious clapboard siding

True hard coat stucco

(b) Accent facade materials

The accent facade materials of each floor of a principal building facade may include any allowed primary facade material, along with ceramic tile or galvanized steel, provided:

(1.) Ceramic tile or galvanized steel

Ceramic tile or galvanized steel are only permitted when the primary facade material is not wooden or cementitious clapboard siding.

(2.) Total surface area

The total surface area of accent facade materials shall not exceed ten (10) percent of the surface area of the facade of the floor on which it is located.

(2) Windows

(a) Upper floor windows and doors

All floors above the first floor shall have windows and doors that equal between twenty (20) and eighty (80) percent of the total facade area, with each floor calculated independently.

(b) Transmittance

Windows may provide glass that is frosted, colored, or tinted such that views into the building are obstructed.

(E) Multi-family residential building type

The multi-family residential building type reflects the traditional apartment houses or loft buildings found throughout the region. It applies to multi-family residential, retirement housing services, and rooming house land uses.

(1) Principal building facades

No principal building facade shall exceed two hundred (200) feet in length.

(2) Multi-story building facades

(a) Visual divisions

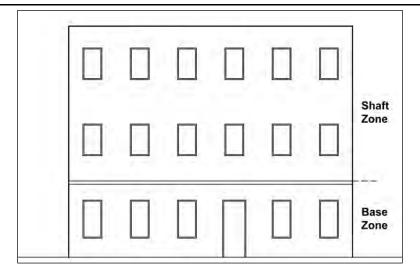
Multi-story principal building facades shall provide visual divisions between the first and second floors. The facades shall have architectural courses, awnings, or a change in primary facade materials:

(b) Two-part or three-part facades

Buildings taller than two floors shall have two-part or three-part facades. Horizontal zones in the façade may be differentiated by a change in materials, window pattern, or window material, or by a cornice or course.

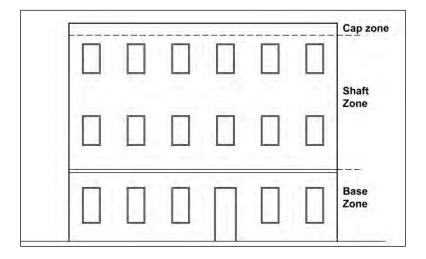
(1.) Two-part facade

A two-part facade consists of a base zone (first story) and a shaft zone (all other stories), as illustrated below.



(2.) Three-part facade

A three-part facade consists of a base zone (first story), a shaft zone (middle stories), and a cap zone (upper stories or cornice), as illustrated below.



(3) Facade materials

(a) Primary facade materials

Each floor of a principal building facade shall be faced with one (1) of the following primary facade materials, in one (1) shade or color.

Full depth brick

Pre-cast concrete panels inset with thin brick with a minimum depth of one-half (0.5) inch.

Terra cotta

Natural stone, cast-stone, or pre-cast concrete resembling stone

Wooden or cementitious clapboard siding

True hard coat stucco

(b) Accent facade materials

The accent facade materials of each floor of a principal building façade may include any allowed primary facade material, along with ceramic tile or galvanized steel, provided:

(1.) Ceramic tile or galvanized steel

Ceramic tile or galvanized steel are only permitted when the primary facade material is not wooden or cementitious clapboard siding.

(2.) Total surface area

The total surface area of accent facade materials shall not exceed ten (10) percent of the surface area of the facade of the floor on which it is located.

(4) Foundations

Foundations shall be constructed as a distinct building element that contrasts with facade materials. Exposed above-ground foundations shall be coated or faced in cement, stucco, brick, manufactured stone, or natural stone to contrast with facade materials.

(5) Arcades and cantilevers

Arcades and cantilevers are prohibited.

(6) Stoops and porches

For principal building facades, a stoop or porch shall be provided for all first floor residential units as follows.

(a) First floor elevation

The finished floor elevation of the first floor shall be raised a minimum of twenty-four (24) inches above the adjacent grade, except where wheelchair access is provided at grade.

(b) Stoops

(1.) Size and covering

Stoops shall have a minimum depth of five (5) feet and a minimum width of five (5) feet. Stoops may be covered or uncovered.

(2.) Columns

Any columns shall be a minimum width of eight (8) inches.

(3.) Elevation

Stoops shall be raised a maximum of forty-eight (48) inches above the adjacent grade.

(4.) Steps

Steps shall have enclosed risers.

(c) Porches

(1.) Size and covering

Porches shall have a minimum depth of eight (8) feet and a minimum width of eight (8) feet. Porches shall be covered.

(2.) Elevation

Porches shall be raised a maximum of forty-eight (48) inches above the adjacent grade.

(3.) Columns

Columns shall be a minimum width of eight (8) inches, with a primarily round or square shape, and a fluted or smooth finish.

(4.) Steps

Steps shall have enclosed risers.

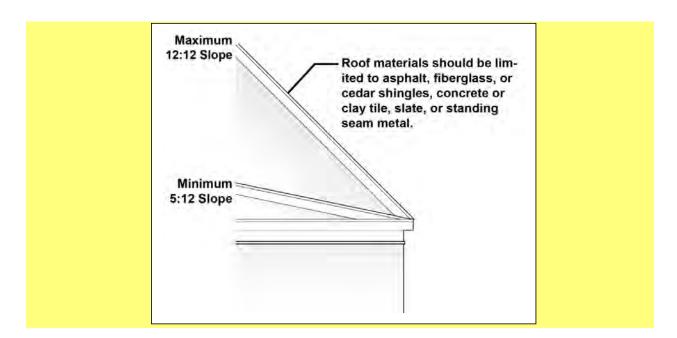
(7) Roofs

(a) Flat roofs

Flat roofs are allowed, provided that they are vertically screened with a parapet wall along the principal building facades.

(b) Sloped roofs

Principal sloped roofs shall have a pitch of between 5:12 and 12:12, and their eaves shall overhang between twelve (12) and thirty-six (36) inches beyond the facade. This does not apply to dormers, porches, and roofs not visible from a street.



(c) Mansard roofs

Mansard roofs are prohibited

(8) Principal building facade windows

For each principal building facade, the following window requirements apply.

(a) Upper floor windows and doors

All floors above the first floor shall have windows and doors that equal between twenty (20) and sixty (60) percent of the total facade area, with each floor calculated independently.

(b) Window design

All windows shall have the following design features.

(1.) Window lights

Windows shall have true or simulated divided lights, or be one-over-one lights.

(2.) Window aspect

Windows shall be vertically shaped with a height greater than width.

(3.) Window sills

Windows shall include sills of brick, stone, cast stone, or terra cotta.

(4.) Window pattern

Windows shall be arranged in a rigid or loose grid pattern.

(c) Window frames

All window frames shall be recessed a minimum of two (2) inches from the exterior facade.

(F) Single-family attached residential building type

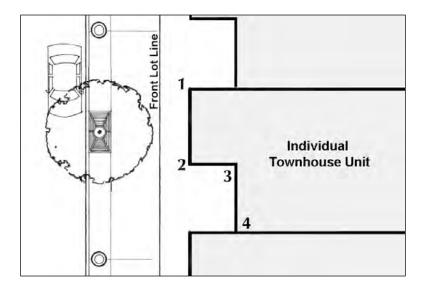
The single-family attached residential building type is subject to the same architectural and other design standards as the multi-family residential building type [see Section 155.182 (E)], except for the following.

(1) Coverage

The maximum amount of land covered by an individual single-family attached residential unit, including accessory garages, shall be two thousand (2,000) square feet.

(2) Principal building facades

Principal building facades of individual units shall have no more than four (4) corners, excluding bay windows, stoops, or porches, as illustrated below.



(3) Facade differentiation

No more than three adjacent single-family attached residential units shall have the same façade design. Differentiation between adjacent façades may be accomplished by a change in facade materials, building height, color, roof form, or setbacks, provided that the appearance of separate buildings is achieved.

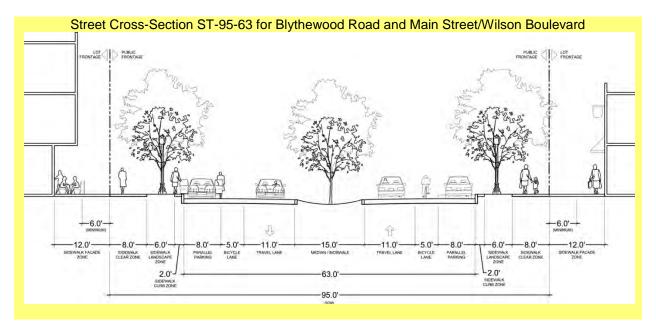
(G) Building front setbacks and sidewalk facade zones

Building facades fronting on the portions of the following streets within the TC Town Center District shall have minimum and maximum front setbacks according to their corresponding street cross-section, so as to establish a sidewalk facade zone within the minimum and maximum widths. These building front setbacks shall be measured from the outer edges of the future rights-of-way of the corresponding street cross-sections, where wider than the current rights-of-way, and regardless of the current physical configurations of the street cross-sections.

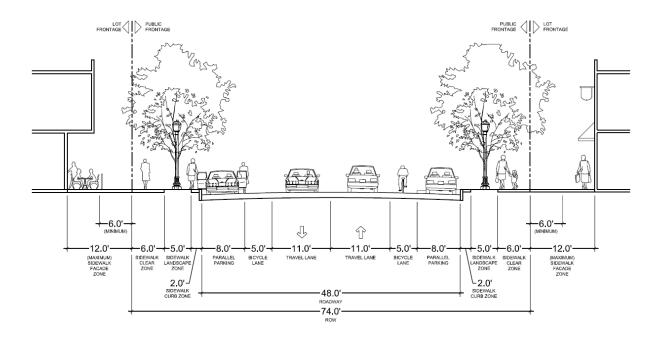
For properties or developments with multiple buildings, a building located completely to the rear of a frontage building in compliance with its corresponding street cross-section does not have to meet these building front setback and sidewalk facade zone requirements.

Blythewood Road
Main Street/Wilson Boulevard
Langford Road
Sandfield Road
McNulty Road/McNulty Road Extension
Boney Road
Creech Road
University Village Drive
Community Road
Locklier Road
Blythewood Lodge Road
Montgomery Ridge Lane
Blythe View Court

Illustrated below are the corresponding street cross-sections for the TC Town Center District.



Street Cross-Section ST-74-48 for Langford Road, Sandfield Road, McNulty Road/McNulty Road Extension, Boney Road, Creech Road, University Village Drive, Community Road, Locklier Road, Blythewood Lodge Road, Montgomery Ridge Lane, and Blythe View Court



(H) Building, driveway, and parking area placement

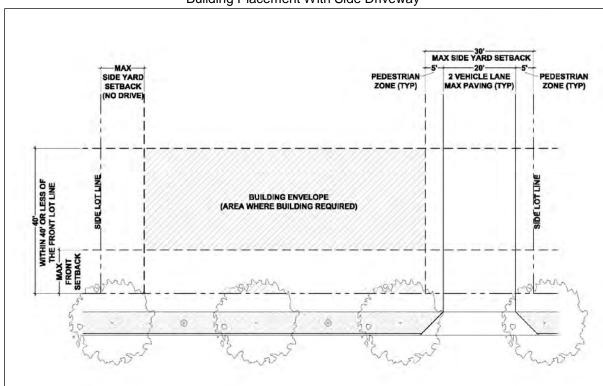
Building facades fronting on the portions of the following streets within the TC Town Center District shall have side setbacks, driveway widths, and parking area placements as required below.

Blythewood Road
Main Street/Wilson Boulevard
Langford Road
Sandfield Road
McNulty Road/McNulty Road Extension
Boney Road
Creech Road
University Village Drive
Community Road
Locklier Road
Blythewood Lodge Road
Montgomery Ridge Lane
Blythe View Court

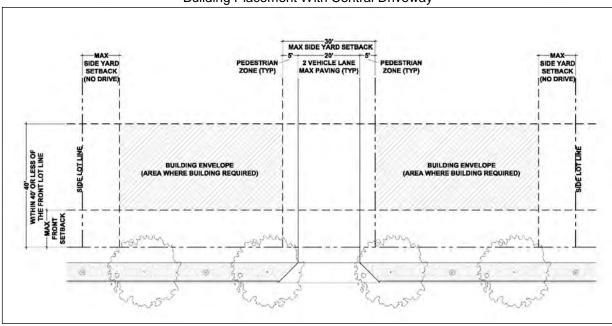
(1) Building side setbacks and driveway widths

As illustrated below, the maximum side setbacks for frontage buildings shall be ten (10) feet, for a depth of the first forty (40) feet back from the future or current right-of-way, whichever is wider. However, a maximum side setback of thirty (30) feet is allowed to accommodate a two-way driveway and pedestrian walkways. For a centrally located driveway between multiple frontage buildings on the same property, a maximum separation of thirty (30) feet is allowed to accommodate a two-way driveway and pedestrian walkways.

Building Placement With Side Driveway



Building Placement With Central Driveway



(2) Parking area placement

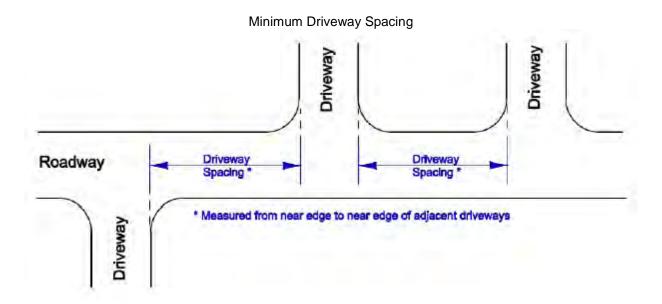
Onsite parking areas and onsite vehicle circulation driveways shall not be located between a building and a street right-of-way. However, for properties or developments with multiple buildings, a building located completely to the rear of a frontage building in compliance with its corresponding street cross-section may have onsite parking areas and onsite vehicle circulation driveways between its facade and the street right-of-way.

(I) Shared driveways and interconnected parking areas

Driveways shared between adjacent parcels are encouraged, to reduce the number of driveway intersections with streets. Parking areas interconnected between adjacent parcels are also encouraged, to reduce vehicle movements on nearby streets.

(J) Driveway spacing

As illustrated below, driveway intersections with streets shall be separated from one another by the minimum spacings, measured from near edge to near edge, in the latest edition of the South Carolina Department of Transportation Access and Roadside Management Standards.



(K) Driveway corner clearance

Driveway intersections with streets shall be separated from street intersections by the minimum corner clearances, measured from near edge to near edge, in the latest edition of the South Carolina Department of Transportation Access and Roadside Management Standards.

(L) Pedestrian access

Accommodations for pedestrian access shall be made as follows.

(1) Building front entrances

Each building shall include a pedestrian access connection from its front entrance to a sidewalk or an existing street right-of-way.

(2) Pedestrian safety

Where separation of the movement of pedestrians from the movement of vehicles entering, exiting, and circulating within the site is not possible, pedestrian areas shall be delineated by special paving, grade separations, pavement marking, striping, signs, bollards, median refuge areas, traffic calming features, landscaping, lighting, or other means to enhance their safety for both daytime and nighttime use.

(3) Accessible design

Accessibility to sites and buildings by individuals with disabilities shall be in accordance with the 2010 ADA Standards for Accessible Design, US Department of Justice, September 15, 2010, which is incorporated by reference. This includes, but is not limited to, parking spaces, passenger loading zones, curb ramps, walking surfaces, gates, ramps, and building entrances.

(M) Vehicle access, onsite circulation, and parking area design

(1) Backing onto public right-of-way

Vehicle access, onsite circulation, and parking area design shall enable vehicles to maneuver without backing onto a public right-of-way.

(2) Curb cuts or driveway/street intersections

Where feasible, parcels shall have no more than one (1) curb cut or driveway/street intersection per street frontage. A pair of one-way curb cuts or driveway/street intersections counts as one (1) curb cut or driveway/street intersection. The use of connected rear alleys is encouraged to reduce the total number of curb cuts or driveway/street intersections.

(3) Parking space and aisle dimensions

Onsite parking spaces for passenger vehicles shall be a minimum width of nine (9) feet and a minimum length of eighteen (18) feet. However, spaces marked for compact vehicles may be a minimum width of eight (8) feet and a minimum length of sixteen (16) feet. Parking area aisles for vehicle circulation shall be a minimum width of twenty-four (24) feet for two-way aisles and twelve (12) feet for one-way aisles.

(4) Drive-through windows

Queuing of vehicles for drive-through windows shall be accommodated onsite without obstructing pedestrian movements onsite or offsite.

(5) Truck loading spaces

Onsite space for the loading and unloading of trucks shall be provided as shown in the table below, based on the gross floor area of the structure(s) being served. A large truck loading space has a minimum overhead clearance of fourteen (14) feet, with a minimum width of twelve (12) feet and a minimum length of sixty (60) feet, exclusive of maneuvering room, loading dock, etc. A small truck loading space has a minimum overhead clearance of ten (10) feet, with a minimum width of eight (8) feet and a minimum length of twenty (20) feet, exclusive of maneuvering room, loading dock, etc.

Gross Floor Area of Structure(s)	Minimum Truck Loading Spaces
Up to and including 10,000 sq. ft.	1 small
More than 10,000 sq. ft. up to and including 20,000 sq. ft.	2 small
More than 20,000 sq. ft. up to and including 40,000 sq. ft.	1 large

(6) Parking ratios

Land uses within the TC Town Center District shall provide the ratios of onsite, off-street parking spaces shown in the table below.

The Minimum Vehicle Spaces requirements are intended to accommodate automobiles which would otherwise congest public streets or encroach upon the on-street parking in nearby residential neighborhoods. Truck loading spaces and parking spaces for fleet vehicles assigned to a site do not count toward the Minimum Vehicle Spaces

requirement. However, structured parking spaces, and accessible parking spaces for individuals with disabilities, do count toward the Minimum Vehicle Spaces requirement.

The Maximum Vehicle Spaces requirements are intended to limit the extent of surface parking; that, in turn, encourages more walking among compact land uses, reduces stormwater runoff and urban heat island effects, and promotes alternative transportation. However, truck loading spaces and parking spaces for fleet vehicles assigned to a site do not count toward the Maximum Vehicle Spaces limit. Similarly, structured parking spaces, and accessible parking spaces for individuals with disabilities, do not count toward the Maximum Vehicle Spaces limit.

The Minimum Bicycle Spaces requirements are intended to encourage more trips by bicycle.

For sites with a mixture of different land uses, parking spaces are calculated separately for each land use (within the table rows below) and then added together (within the table columns below). Ratios with a "sq. ft." number refer to the equivalent gross floor area. Fractional numbers of spaces shall be rounded up to the next whole number.

PARKING RATIOS	Minimum Vehicle	Maximum Vehicle	Minimum Bicycle
LAND USE	Spaces	Spaces	Spaces
Single-family attached residential	1.0 per dwelling unit	1.9 per dwelling unit	0.5 per dwelling unit
Multi-family residential	1.0 per dwelling unit	1.9 per dwelling unit	0.5 per dwelling unit
Retirement housing services	1.0 per 3.0 dwelling units	1.5 per dwelling unit	Not applicable
Rooming house	1.0 per guest room plus 2.0 for owner	Not applicable	0.5 per guest room
Religious institution, with less than 300 seats	1.0 per 8 seats	1.0 per 1.5 seats	1.0 per 20 vehicle spaces
Religious institution, with 300 seats or more	1.0 per 8 seats	1.0 per 1.5 seats	1.0 per 20 vehicle spaces
Cemetery	Not applicable	Not applicable	Not applicable
Museum	1.0 per 1,000 sq. ft.	1.5 per 1,000 sq. ft.	2.0 per 1,000 sq. ft.
Library	1.0 per 300 sq. ft.	1.0 per 125 sq. ft.	1.0 per 20 vehicle spaces
Post office	1.0 per 300 sq. ft.	1.0 per 125 sq. ft.	1.0 per 20 vehicle spaces

PARKING RATIOS	Minimum Vehicle	Maximum Vehicle	Minimum Bicycle
LAND USE	Spaces	Spaces	Spaces
Public safety station (ambulance, fire, or sheriff)	1.0 per 300 sq. ft.	1.0 per 125 sq. ft.	1.0 per 20 vehicle spaces
Community center	1.0 per 250 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Theater, with less than 500 seats	1.0 per 6 seats	1.0 per 4 seats	1.0 per 20 vehicle spaces
Theater, with 500 seats or more	1.0 per 6 seats	1.0 per 4 seats	1.0 per 20 vehicle spaces
Nursery school	1.0 per classroom	2.0 per classroom	1.0 per 20 vehicle spaces
Elementary school	1.0 per classroom	2.0 per classroom	1.0 per 20 vehicle spaces
Middle school	1.0 per classroom	2.0 per classroom	4.0 per classroom
High school	1.0 per classroom plus 1.0 per 4 auditorium seats	2.0 per classroom plus 1.0 per 4 auditorium seats	4.0 per classroom
Colleges and universities	1.0 per 4 students	1.0 per 2 students	1.0 per 5 vehicle spaces
Adult education services	1.0 per 200 sq. ft.	1.0 per 150 sq. ft.	1.0 per 10 students
Technical, trade, and other specialty schools	1.0 per 200 sq. ft.	1.0 per 150 sq. ft.	1.0 per 10 students
Art, dance, drama, music, and martial arts schools	1.5 per 1,000 sq. ft.	10.0 per 1,000 sq. ft.	1.0 per 10 vehicle spaces
Group child care home (7 to 12)	1.0 per 375 sq. ft.	1.5 per 375 sq. ft.	1.0 per 20 vehicle spaces
Child care center (13 or more)	1.0 per 375 sq. ft.	1.5 per 375 sq. ft.	1.0 per 20 vehicle spaces
Adult day care	1.0 per 250 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces

PARKING RATIOS	Minimum Vehicle	Maximum Vehicle	Minimum Bicycle
LAND USE	Spaces	Spaces	Spaces
Real estate agents and managers	1.0 per 1,000 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Insurance agency	1.0 per 1,000 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Legal services	1.0 per 1,000 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Engineering, architectural, and surveying services	1.0 per 1,000 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Accounting, auditing, and bookkeeping services	1.0 per 1,000 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Government offices	1.0 per 1,000 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Conference center	1.0 per 6 seats	1.0 per 4 seats	1.0 per 20 vehicle spaces
Medical or dental clinic	1.0 per 400 sq. ft.	1.0 per 100 sq. ft.	1.0 per 20 vehicle spaces
Congregate living services	1.0 per 3.0 dwelling units	1.5 per dwelling unit	1.0 per 20 vehicle spaces
Assisted-living services	1.0 per 250 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Life care or continuing care services	1.0 per 250 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Nursing services	1.0 per 400 sq. ft.	1.0 per 100 sq. ft.	1.0 per 20 vehicle spaces
Hospital	1.0 per 400 sq. ft.	1.0 per 100 sq. ft.	1.0 per 20 vehicle spaces
Funeral home	1.0 per 4 seats	1.0 per 2 seats	1.0 per 20 vehicle spaces
Laundry and dry- cleaning drop-off	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Laundromat, self- service	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces

PARKING RATIOS	Minimum Vehicle	Maximum Vehicle	Minimum Bicycle
LAND USE	Spaces	Spaces	Spaces
Seamstress or tailor shop	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Beauty shop, barber shop, or nail salon	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Cosmetic and beauty supplies	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Optical	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Tanning salon, massage parlor, or day spa	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Body piercing establishment	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Tatoo parlor	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Fitness center	1.5 per 1,000 sq. ft.	10.0 per 1,000 sq. ft.	1.0 per 10 vehicle spaces
Automated teller			
machine	Not applicable	Not applicable	Not applicable
Bank, credit union, or savings institution	1.0 per 1,000 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Antique store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Consignment store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Thrift store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Newsstand	Not applicable	Not applicable	Not applicable
Florist	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces

PARKING RATIOS	Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces
LAND USE	Spaces	Spaces	Spaces
Bakery	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Caterer	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Art dealers, supplies, sales and service	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Tobacco or tobacconist	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Computer and software	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Camera and photographic supplies	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Clothing, jewelry, luggage, shoes, etc.	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Sporting goods, toy and hobby, and musical instruments	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Drug store or pharmacy	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Book and other media store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Office supplies	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Grocery store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Hardware store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Lawn and garden supplies store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Furniture or home furnishings store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Household appliances and electronics store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Department store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces

PARKING RATIOS LAND USE	Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces
Restaurant, walk-up service only	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Restaurant, indoor seating only	1.0 per 75 sq. ft.	1.0 per 50 sq. ft.	1.0 per 20 vehicle spaces
Restaurant, indoor and/or outdoor seating only	1.0 per 75 sq. ft.	1.0 per 50 sq. ft.	1.0 per 20 vehicle spaces
Restaurant, indoor and/or outdoor seating, and/or drive-through, and/or drive-in, and/or walk-up service	1.0 per 75 sq. ft.	1.0 per 50 sq. ft.	1.0 per 20 vehicle spaces
Beer and wine store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Liquor store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Bar, nightclub, or cocktail lounge	1.0 per 2 seats	1.0 per 1.5 seats	1.0 per 10 vehicle spaces
Bed and breakfast	1.0 per guest room plus 2.0 for owner	Not applicable	0.5 per guest room
Hotel or motel	0.8 per guest room plus 1.0 per 800 sq. ft. of public meeting and restaurant space	1.0 per guest room plus 1.0 per 400 sq. ft. of public meeting and restaurant space	1.0 per 20 vehicle spaces
Convenience store (without gasoline sales or fast food sales)	6.0 per 1,000 sq. ft.	10.0 per 1,000 sq. ft.	1.0 per 10 vehicle spaces
Convenience store (with gasoline sales)	6.0 per 1,000 sq. ft.	10.0 per 1,000 sq. ft.	1.0 per 10 vehicle spaces
Automobile parking lot	Not applicable	Not applicable	Not applicable
Automobile parts sales	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces

PARKING RATIOS	Minimum Vehicle	Maximum Vehicle	Minimum Bicycle
LAND USE	Spaces	Spaces	Spaces
Automobile wash or detailing	1.0 per 500 sq. ft. including service bays, wash tunnels, and retail areas	1.0 per 375 sq. ft. including service bays, wash tunnels, and retail areas	1.0 per 20 vehicle spaces
Specialty trade contractors without storage of vehicles, equipment, or materials	1.0 per 1,000 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Building construction and land development without storage of vehicles, equipment, or materials	1.0 per 1,000 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
5			
Pet and animal sales or service (except veterinary)	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Veterinary services without boarding	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Veterinary services with indoor boarding	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Park, passive public	Not applicable	Not applicable	Not applicable
Recreational facilities, active public	1.0 per 6 patrons	1.0 per 4 patrons	1.0 per 20 vehicle spaces
Farmers market	1.0 per 6 patrons	1.0 per 4 patrons	1.0 per 20 vehicle spaces
Nursery, retail	1.0 per 375 sq. ft. of sales and service building	1.5 per 375 sq. ft. of sales and service building	1.0 per 10 vehicle spaces
Recycling drop-off center	1.0	Not applicable	Not applicable
Sewage pump station	1.0	Not applicable	Not applicable
Electrical substation	1.0	Not applicable	Not applicable

PARKING RATIOS LAND USE	Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces
Wireless communication tower	1.0	Not applicable	Not applicable
Water tower	1.0	Not applicable	Not applicable

(N) Fences, gates, and walls

Fence, gate, and wall materials shall be complementary to the architecture of their principal structure(s).

(1) Fence and gate materials

Fence and gate materials shall consist of painted picket wood, vinyl, composite materials, natural or synthetic stone, black wrought iron, or prefinished aluminum. Chain link and wire fencing are prohibited where visible offsite. The finished sides of fences shall face the views from offsite.

(2) Wall materials

Wall materials shall consist of natural or synthetic stone, cast stone, or brick.

(3) Columns

New fences and walls shall include brick or stone columns spaced no further apart than thirty (30) feet.

(4) Sidewalk façade zones

Fences or walls located in sidewalk façade zones shall have a maximum height of thirty-two (32) inches, or the minimum height required by the applicable building codes, whichever is greater.

(O) Outdoor service equipment

Outdoor service equipment for buildings, such as dumpsters, trash containers, trash compactors, HVAC equipment, utility fixtures, generators, etc. shall be screened from pedestrian views by fences, walls, or landscaping. Roof-mounted equipment shall be screened from pedestrian views by parapet walls or other architectural features.

§ 155.183 NEIGHBORHOOD OFFICE, NEIGHBORHOOD COMMERCIAL, MULTI-NEIGHBORHOOD OFFICE, MULTI-NEIGHBORHOOD COMMERCIAL, AND COMMUNITY COMMERCIAL ZONING DISTRICTS DESIGN STANDARDS.

The NO Neighborhood Office, NC Neighborhood Commercial, MO Multi-neighborhood Office, MC Multi-neighborhood Commercial, and CC Community Commercial Districts are established and intended to provide a gradient of land use intensities among a broad range of commercially-oriented zones available outside the TC Town Center District. Like the TC Town Center District, these five additional commercial zoning districts are also established and intended to provide a public realm and streetscape with aesthetically pleasing architecture, landscaping, signage, lighting, utilities, and other features especially inviting to pedestrians. Accordingly, the architectural and other design standards of this Section are applicable to all new land uses, new construction, and major improvements within the NO Neighborhood Office, NC Neighborhood Commercial, MO Multi-neighborhood Office, MC Multi-neighborhood Commercial, and CC Community Commercial Districts.

(A) Maximum stories

Buildings in the NO Neighborhood Office or NC Neighborhood Commercial Districts may have a maximum of two (2) stories. Buildings in the MO Multi-neighborhood Office or MC Multi-neighborhood Commercial Districts may have a maximum of three (3) stories. Buildings in the CC Community Commercial District may have a maximum of four (4) stories.

(B) Facade material combinations

Facade materials shall be combined only horizontally, with the lighter above the heavier, as illustrated below.



(C) Facade material changes

As illustrated below, facade materials shall change vertically, not horizontally.



(D) Prohibited facade materials

Concrete masonry units, glass block, aluminum siding, vinyl siding, and split-faced brick shall not be used on any façade.

(E) Roof materials

(1) Sloped roofs

Principal sloped roof materials shall be asphalt, fiberglass, or cedar shingles, concrete or clay tiles, slate or simulated slate, or standing seam metal.

(2) Flat roofs

Flat roofs shall be of any material.

(3) Gutters

Gutters on principal facades shall be copper, aluminum, or galvanized steel.

(4) Downspouts

Downspouts shall match gutters in material and finish.

(5) Flashing

Metal flashing, where utilized, shall be copper or factory finished sheet metal and shall be of a color that blends with other building materials.

(F) Awnings

Awnings shall be fabrics, canvas, fixed and durable and rust-resistant metal, or similar material. Internally lit awnings and canopies that emit light through the awning or canopy material are prohibited.

(G) Shutters

Where used, shutters shall match one half the width of the window opening to which they are adjacent.

(H) Windows

Windows shall be subject to the following:

(1) Transmittance

Windows shall have a minimum light transmittance factor of sixty (60) percent.

(2) Reflectance

Windows shall not utilize highly reflective glazing. All glazing shall have a maximum reflectance factor of 0.20.

(3) Coatings

Windows shall not utilize first-surface reflective coatings.

(I) Chimneys

Chimneys shall be faced in full-depth brick or stone.

(J) Garage facade materials

Accessory garage facade materials shall match those of the principal structure.

(K) Building side setbacks and rear setbacks

Minimum side setbacks for principal and accessory buildings and structures shall be ten (10) feet. Minimum rear setbacks for principal and accessory buildings and structures shall be ten (10) feet.

(L) Parking area placement

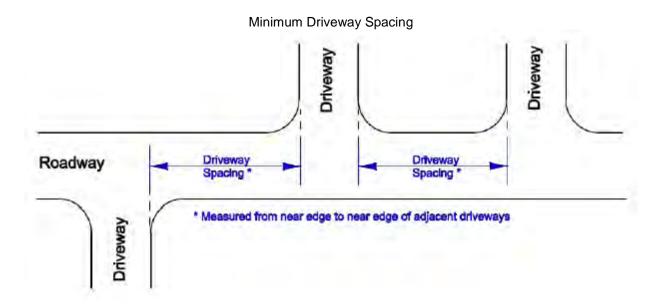
Onsite parking areas and onsite vehicle circulation driveways shall not be located between a building and a street right-of-way. However, for properties or developments with multiple buildings, a building located completely to the rear of a frontage building may have onsite parking areas and onsite vehicle circulation driveways between its facade and the street right-of-way.

(M) Shared driveways and interconnected parking areas

Driveways shared between adjacent parcels are encouraged, to reduce the number of driveway intersections with streets. Parking areas interconnected between adjacent parcels are also encouraged, to reduce vehicle movements on nearby streets.

(N) Driveway spacing

As illustrated below, driveway intersections with streets shall be separated from one another by the minimum spacings, measured from near edge to near edge, in the latest edition of the South Carolina Department of Transportation Access and Roadside Management Standards.



(O) Driveway corner clearance

Driveway intersections with streets shall be separated from street intersections by the minimum corner clearances, measured from near edge to near edge, in the latest edition of the South Carolina Department of Transportation Access and Roadside Management Standards.

(P) Pedestrian access

Accommodations for pedestrian access shall be made as follows.

(1) Building front entrances

Each building shall include a pedestrian access connection from its front entrance to a sidewalk or an existing street right-of-way.

(2) Pedestrian safety

Where separation of the movement of pedestrians from the movement of vehicles entering, exiting, and circulating within the site is not possible, pedestrian areas shall be delineated by special paving, grade separations, pavement marking, striping, signs, bollards, median refuge areas, traffic calming features, landscaping, lighting, or other means to enhance their safety for both daytime and nighttime use.

(3) Accessible design

Accessibility to sites and buildings by individuals with disabilities shall be in accordance with the 2010 ADA Standards for Accessible Design, US Department of Justice, September 15, 2010, which is incorporated by reference. This includes, but is not limited to, parking spaces, passenger loading zones, curb ramps, walking surfaces, gates, ramps, and building entrances.

(Q) Vehicle access, onsite circulation, and parking area design

(1) Backing onto public right-of-way

Vehicle access, onsite circulation, and parking area design shall enable vehicles to maneuver without backing onto a public right-of-way.

(2) Curb cuts or driveway/street intersections

Where feasible, parcels shall have no more than one (1) curb cut or driveway/street intersection per street frontage. A pair of one-way curb cuts or driveway/street intersections counts as one (1) curb cut or driveway/street intersection. The use of connected rear alleys is encouraged to reduce the total number of curb cuts or driveway/street intersections.

(3) Parking space and aisle dimensions

Onsite parking spaces for passenger vehicles shall be a minimum width of nine (9) feet and a minimum length of eighteen (18) feet. However, spaces marked for compact vehicles may be a minimum width of eight (8) feet and a minimum length of sixteen (16) feet. Parking area aisles for vehicle circulation shall be a minimum width of twenty-four (24) feet for two-way aisles and twelve (12) feet for one-way aisles.

(4) Drive-through windows

Queuing of vehicles for drive-through windows shall be accommodated onsite without obstructing pedestrian movements onsite or offsite.

(5) Truck loading spaces

Onsite space for the loading and unloading of trucks shall be provided as shown in the table below, based on the gross floor area of the structure(s) being served. A large truck loading space has a minimum overhead clearance of fourteen (14) feet, with a minimum width of twelve (12) feet and a minimum length of sixty (60) feet, exclusive of maneuvering room, loading dock, etc. A small truck loading space has a minimum overhead clearance of ten (10) feet, with a minimum width of eight (8) feet and a minimum length of twenty (20) feet, exclusive of maneuvering room, loading dock, etc.

Gross Floor Area of Structure(s)	Minimum Truck Loading Spaces
Up to and including 10,000 sq. ft.	1 small
More than 10,000 sq. ft. up to and including 20,000 sq. ft.	2 small
More than 20,000 sq. ft. up to and including 40,000 sq. ft.	1 large

(6) Parking ratios

Land uses within the NO Neighborhood Office, NC Neighborhood Commercial, MO Multineighborhood Office, MC Multineighborhood Commercial, and CC Community Commercial Districts shall provide the ratios of onsite, off-street parking spaces shown in the table below.

The Minimum Vehicle Spaces requirements are intended to accommodate automobiles which would otherwise congest public streets or encroach upon the on-street parking in nearby residential neighborhoods. Truck loading spaces and parking spaces for fleet vehicles assigned to a site do not count toward the Minimum Vehicle Spaces requirement. However, structured parking spaces, and accessible parking spaces for individuals with disabilities, do count toward the Minimum Vehicle Spaces requirement.

The Maximum Vehicle Spaces requirements are intended to limit the extent of surface parking; that, in turn, encourages more walking among compact land uses, reduces stormwater runoff and urban heat island effects, and promotes alternative transportation. However, truck loading spaces and parking spaces for fleet vehicles assigned to a site do not count toward the Maximum Vehicle Spaces limit. Similarly, structured parking spaces, and accessible parking spaces for individuals with disabilities, do not count toward the Maximum Vehicle Spaces limit.

The Minimum Bicycle Spaces requirements are intended to encourage more trips by bicycle.

For sites with a mixture of different land uses, parking spaces are calculated separately for each land use (within the table rows below) and then added together (within the table columns below). Ratios with a "sq. ft." number refer to the equivalent gross floor area. Fractional numbers of spaces shall be rounded up to the next whole number.

PARKING RATIOS LAND USE	Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces
Single-family detached residential	1.0 per dwelling unit	1.9 per dwelling unit	Not applicable
Accessory dwelling to single-family detached residential	1.0 per dwelling unit	1.9 per dwelling unit	Not applicable

PARKING RATIOS	Minimum Vehicle	Maximum Vehicle	Minimum Bicycle
LAND USE	Spaces	Spaces	Spaces
Single-family attached residential	1.0 per dwelling unit	1.9 per dwelling unit	0.5 per dwelling unit
Multi-family residential	1.0 per dwelling unit	1.9 per dwelling unit	0.5 per dwelling unit
Retirement housing services	1.0 per 3.0 dwelling units	1.5 per dwelling unit	Not applicable
Group home (9 or fewer)	0.3 per resident	1.0 per resident	0.5 per dwelling unit
Group home (10 or more)	0.3 per resident	1.0 per resident	0.5 per dwelling unit
Rooming house	1.0 per guest room plus 2.0 for owner	Not applicable	0.5 per guest room
Religious institution, with less than 300 seats	1.0 per 8 seats	1.0 per 1.5 seats	1.0 per 20 vehicle spaces
Religious institution, with 300 seats or more	1.0 per 8 seats	1.0 per 1.5 seats	1.0 per 20 vehicle spaces
Cemetery	Not applicable	Not applicable	Not applicable
Museum	1.0 per 1,000 sq. ft.	1.5 per 1,000 sq. ft.	2.0 per 1,000 sq. ft.
Library	1.0 per 300 sq. ft.	1.0 per 125 sq. ft.	1.0 per 20 vehicle spaces
Post office	1.0 per 300 sq. ft.	1.0 per 125 sq. ft.	1.0 per 20 vehicle spaces
Public safety station (ambulance, fire, or sheriff)	1.0 per 300 sq. ft.	1.0 per 125 sq. ft.	1.0 per 20 vehicle spaces
Community center	1.0 per 250 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Theater, with less than 500 seats	1.0 per 6 seats	1.0 per 4 seats	1.0 per 20 vehicle spaces
Theater, with 500 seats or more	1.0 per 6 seats	1.0 per 4 seats	1.0 per 20 vehicle spaces

PARKING RATIOS	Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces
LAND USE	Opaces .	<u> </u>	Spaces
Nursery school	1.0 per classroom	2.0 per classroom	1.0 per 20 vehicle spaces
Elementary school	1.0 per classroom	2.0 per classroom	1.0 per 20 vehicle spaces
Middle school	1.0 per classroom	2.0 per classroom	4.0 per classroom
High school	1.0 per classroom plus 1.0 per 4 auditorium seats	2.0 per classroom plus 1.0 per 4 auditorium seats	4.0 per classroom
Colleges and universities	1.0 per 4 students	1.0 per 2 students	1.0 per 5 vehicle spaces
Adult education services	1.0 per 200 sq. ft.	1.0 per 150 sq. ft.	1.0 per 10 students
Technical, trade, and other specialty schools	1.0 per 200 sq. ft.	1.0 per 150 sq. ft.	1.0 per 10 students
Art, dance, drama, music, and martial arts schools	1.5 per 1,000 sq. ft.	10.0 per 1,000 sq. ft.	1.0 per 10 vehicle spaces
Family child care home (up to 6)	1.0 per 375 sq. ft.	1.5 per 375 sq. ft.	1.0 per 20 vehicle spaces
Group child care home (7 to 12)	1.0 per 375 sq. ft.	1.5 per 375 sq. ft.	1.0 per 20 vehicle spaces
Child care center (13 or more)	1.0 per 375 sq. ft.	1.5 per 375 sq. ft.	1.0 per 20 vehicle spaces
Adult day care	1.0 per 250 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Real estate agents and managers	1.0 per 1,000 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Insurance agency	1.0 per 1,000 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Legal services	1.0 per 1,000 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces

PARKING RATIOS	Minimum Vehicle	Maximum Vehicle	Minimum Bicycle
LAND USE	Spaces	Spaces	Spaces
Engineering, architectural, and surveying services	1.0 per 1,000 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Accounting, auditing, and bookkeeping services	1.0 per 1,000 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Government offices	1.0 per 1,000 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Conference center	1.0 per 6 seats	1.0 per 4 seats	1.0 per 20 vehicle spaces
Medical or dental clinic	1.0 per 400 sq. ft.	1.0 per 100 sq. ft.	1.0 per 20 vehicle spaces
Congregate living services	1.0 per 3.0 dwelling units	1.5 per dwelling unit	1.0 per 20 vehicle spaces ble
Assisted-living services	1.0 per 250 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Life care or continuing care services	1.0 per 250 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Nursing services	1.0 per 400 sq. ft.	1.0 per 100 sq. ft.	1.0 per 20 vehicle spaces
Hospital	1.0 per 400 sq. ft.	1.0 per 100 sq. ft.	1.0 per 20 vehicle spaces
Funeral home	1.0 per 4 seats	1.0 per 2 seats	1.0 per 20 vehicle spaces
Laundry and dry- cleaning drop-off	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Laundromat, self- service	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Seamstress or tailor shop	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Beauty shop, barber shop, or nail salon	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Cosmetic and beauty supplies	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces

PARKING RATIOS	Minimum Vehicle	Maximum Vehicle	Minimum Bicycle
LAND USE	Spaces	Spaces	Spaces
Optical	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Tanning salon, massage parlor, or day spa	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Body piercing establishment	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Tatoo parlor	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Fitness center	1.5 per 1,000 sq. ft.	10.0 per 1,000 sq. ft.	1.0 per 10 vehicle spaces
Automated teller machine	Not applicable	Not applicable	Not applicable
Bank, credit union, or savings institution	1.0 per 1,000 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Pawn shop	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Check cashing establishment, deferred presentment lender	1.0 per 1,000 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Title loan lender	1.0 per 1,000 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Bail bond broker	1.0 per 1,000 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Antique store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Consignment store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Thrift store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Flea market	1.0 per 6 patrons	1.0 per 4 patrons	1.0 per 20 vehicle spaces

PARKING RATIOS	Minimum Vehicle	Maximum Vehicle	Minimum Bicycle
LAND USE	Spaces	Spaces	Spaces
Newsstand	Not applicable	Not applicable	Not applicable
Florist	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Bakery	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Caterer	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Art dealers, supplies, sales and service	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Tobacco or tobacconist	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Computer and software	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Camera and photographic supplies	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Clothing, jewelry, luggage, shoes, etc.	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Sporting goods, toy and hobby, and musical instruments	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Drug store or pharmacy	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Book and other media store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Office supplies	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Grocery store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Hardware store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Lawn and garden supplies store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Furniture or home furnishings store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces

PARKING RATIOS	Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces
Household appliances and electronics store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Department store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Building materials, lumber yards, home centers	1.0 per 375 sq. ft. of sales and service building	1.5 per 375 sq. ft. of sales and service building	1.0 per 20 vehicle spaces
Superstore or warehouse club	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Mini-warehouses	4 spaces plus 2 for office	Not applicable	Not applicable
Restaurant, walk-up service only	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Restaurant, indoor seating only	1.0 per 75 sq. ft.	1.0 per 50 sq. ft.	1.0 per 20 vehicle spaces
Restaurant, indoor and/or outdoor seating only	1.0 per 75 sq. ft.	1.0 per 50 sq. ft.	1.0 per 20 vehicle spaces
Restaurant, indoor and/or outdoor seating, and/or drive-through, and/or drive-in, and/or walk-up service	1.0 per 75 sq. ft.	1.0 per 50 sq. ft.	1.0 per 20 vehicle spaces
_			1.0 per 10 vehicle
Beer and wine store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	spaces
Liquor store	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Bar, nightclub, or cocktail lounge	1.0 per 2 seats	1.0 per 1.5 seats	1.0 per 10 vehicle spaces
Adult entertainment	1.0 per 2 seats	1.0 per 1.5 seats	1.0 per 10 vehicle spaces
Bed and breakfast	1.0 per guest room plus 2.0 for owner	Not applicable	0.5 per guest room
Hotel or motel	0.8 per guest room plus 1.0 per 800 sq. ft. of public meeting	1.0 per guest room plus 1.0 per 400 sq. ft. of public meeting	1.0 per 20 vehicle spaces

PARKING RATIOS	Minimum Vehicle	Maximum Vehicle	Minimum Bicycle
LAND USE	Spaces	Spaces	Spaces
	and restaurant space	and restaurant space	
Convenience store (without gasoline sales or fast food sales)	6.0 per 1,000 sq. ft.	10.0 per 1,000 sq. ft.	1.0 per 10 vehicle spaces
Convenience store (with gasoline sales)	6.0 per 1,000 sq. ft.	10.0 per 1,000 sq. ft.	1.0 per 10 vehicle spaces
Automobile parking lot	Not applicable	Not applicable	Not applicable
Automobile parts sales	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Automobile wash or detailing	1.0 per 500 sq. ft. including service bays, wash tunnels, and retail areas	1.0 per 375 sq. ft. including service bays, wash tunnels, and retail areas	1.0 per 20 vehicle spaces
Automobile rental and sales	1.0 per 375 sq. ft. of sales and service buildings	1.5 per 375 sq. ft. of sales and service buildings	1.0 per 20 vehicle spaces
Automobile service and repair	1.0 per 500 sq. ft. including service bays, wash tunnels, and retail areas	1.0 per 375 sq. ft. including service bays, wash tunnels, and retail areas	1.0 per 20 vehicle spaces
Automobile paint and body shop	1.0 per 500 sq. ft. including service bays, wash tunnels, and retail areas	1.0 per 375 sq. ft. including service bays, wash tunnels, and retail areas	1.0 per 20 vehicle spaces
Truck stop	1.0 per 500 sq. ft. including service bays, wash tunnels, and retail areas	1.0 per 375 sq. ft. including service bays, wash tunnels, and retail areas	1.0 per 20 vehicle spaces
Watercraft rental and sales	1.0 per 375 sq. ft. of sales and service buildings	1.5 per 375 sq. ft. of sales and service buildings	1.0 per 20 vehicle spaces
Manufactured home sales	1.0 per 375 sq. ft. of sales and service buildings	1.5 per 375 sq. ft. of sales and service buildings	1.0 per 20 vehicle spaces
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Specialty trade contractors without storage of vehicles, equipment, or materials	1.0 per 1,000 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces

PARKING RATIOS	Minimum Vehicle	Maximum Vehicle	Minimum Bicycle
LAND USE	Spaces	Spaces	Spaces
Building construction and land development without storage of vehicles, equipment, or materials	1.0 per 1,000 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Specialty trade contractors with storage of vehicles, equipment, or materials	1.0 per 1,000 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Building construction and land development with storage of vehicles, equipment, or materials	1.0 per 1,000 sq. ft.	1.0 per 200 sq. ft.	1.0 per 20 vehicle spaces
Pet and animal sales or service (except veterinary)	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Veterinary services without boarding	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Veterinary services with indoor boarding	1.0 per 300 sq. ft.	1.0 per 200 sq. ft.	1.0 per 10 vehicle spaces
Park, passive public	Not applicable	Not applicable	Not applicable
Recreational facilities, active public	1.0 per 6 patrons	1.0 per 4 patrons	1.0 per 20 vehicle spaces
Farmers market	1.0 per 6 patrons	1.0 per 4 patrons	1.0 per 20 vehicle spaces
Nursery, retail	1.0 per 375 sq. ft. of sales and service building	1.5 per 375 sq. ft. of sales and service building	1.0 per 10 vehicle spaces
Nursery, production	1.0 per 375 sq. ft. of sales and service buildings	1.5 per 375 sq. ft. of sales and service buildings	1.0 per 20 vehicle spaces
Recycling drop-off center	1.0	Not applicable	Not applicable
Sewage pump station	1.0	Not applicable	Not applicable
Electrical substation	1.0	Not applicable	Not applicable

PARKING RATIOS LAND USE	Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces
Wireless communication tower	1.0	Not applicable	Not applicable
Water tower	1.0	Not applicable	Not applicable

(R) Fences, gates, and walls

Fence, gate, and wall materials shall be complementary to the architecture of their principal structure(s).

(1) Fence and gate materials

Fence and gate materials shall consist of painted picket wood, vinyl, composite materials, natural or synthetic stone, black wrought iron, or prefinished aluminum. Chain link and wire fencing are prohibited where visible offsite. The finished sides of fences shall face the views from offsite.

(2) Wall materials

Wall materials shall consist of natural or synthetic stone, cast stone, or brick.

(3) Columns

New fences and walls shall include brick or stone columns spaced no further apart than thirty (30) feet.

(S) Outdoor service equipment

Outdoor service equipment for buildings, such as dumpsters, trash containers, trash compactors, HVAC equipment, utility fixtures, generators, etc. shall be screened from pedestrian views by fences, walls, or landscaping. Roof-mounted equipment shall be screened from pedestrian views by parapet walls or other architectural features.

§ 155.016 DEFINITIONS. (IN ADDITION TO EXISTING DEFINITIONS)

Assisted-living services. These services are provided by board-and-care establishments, such as adult foster care homes and adult care group homes. Services include daily activity assistance, such as dressing, grooming, bathing, etc. These establishments may be located in single-family homes and share the house with the care provider's family.

Basement. The volume in a building whose floor to ceiling height is wholly or partially below grade. However, such a volume with more than fifty (50) percent of its perimeter six (6) feet or more above the nearest adjacent grade is a first floor story, not a basement.

Bed and breakfast. An owner-occupied house or portion thereof, where short-term (no more than a week at a time) lodging rooms and meals are provided. No more than six (6) guest rooms can be available for accommodations and breakfast service in an establishment at any one time. Served meals shall be limited to breakfast for paying guests. Activities and functions designed to accommodate guests shall take place within the principal structure.

Book and other media store. This retail business offers printed materials such as books, magazines and newspapers and other periodicals, and audio and video recordings on various media.

Caterer. This retail business provides single event-based food services, including preparation, delivery, presentation, and serving. Food can be prepared at the land use location and then transported via vehicles and equipment to event sites and/or food can be prepared at event sites.

Child care center (13 or more). Child care centers are those required to be registered or licensed or approved by the South Carolina Department of Social Services, and which provide care for 13 or more children at any given time.

Civic building type. A building form appropriate for religious institution, museum, library, government, public safety, community center, public assembly, public and private school and college, hospital, and other civic land uses.

Commercial building type. A building form appropriate for commercial land uses, especially multistory mixtures of commercial land uses and multi-story mixtures of commercial and residential land uses.

Concrete masonry unit. A large rectangular brick used in construction and made from cast concrete, such as Portland cement, and aggregate such as sand and fine gravel.

Congregate living services. Funded through the 1978 Congregate Housing Services Act, many of these establishments serve meals and other services in low-income and federally subsidized housing. Now, many establishments provide such services to other non-subsidized housing facilities. Services include housekeeping, laundry, transportation, recreational programs, and other convenience services.

Eave. The overhanging lower edge of a roof.

Facade composition. The pattern of building façade elements such as windows, doors, balconies, arcades, and galleries.

Facade materials. The construction materials used to face the exterior of a building facade.

Family child care home (up to 6). Family child care homes are those required to be registered or licensed by the South Carolina Department of Social Services, and which provide care for up to 6 children at any given time within a residence occupied by the operator.

Group child care home (7 to 12). Group child care homes are those required to be licensed by the South Carolina Department of Social Services, and which provide care for 7 to 12 children at any given time within a residence occupied by the operator.

Group home (9 or fewer). A home serving nine or fewer mentally or physically handicapped persons, and which provides care on a twenty four hour basis and is approved or licensed by a State of South Carolina agency or department or under contract with the agency or department for that purpose. Such a home is construed to be a natural family, equivalent to persons related by blood or marriage [refer to SC Code of Laws, Section 6-29-770 (E)].

Group home (10 or more). A home serving ten or more mentally or physically handicapped persons, and which provides care on a twenty four hour basis and is approved or licensed by a State of South Carolina agency or department or under contract with the agency or department for that purpose.

Life care or continuing care services. This land use comprises church or social welfare organizations running retirement centers. Residents turn over some or all of their assets in exchange for housing, personal care, convenience care, and some health care. Terms used for such establishments are: endowment facilities; founders care facilities; continuing care retirement centers; etc.

Major improvement. Any repair, rehabilitation, reconstruction, addition, or other improvement of a building or structure which, in the aggregate, costs fifty (50) percent or more of the assessed value for property tax purposes (not including land) before the improvement(s). For damaged buildings or structures, the assessed value for property tax purposes (not including land) is that which applied before the damage.

Multi-family residential building type. A building form appropriate for multi-family residential, retirement housing services, and rooming house land uses.

Nursing services. Establishments that provide inpatient nursing and rehabilitative services and can accommodate patients for extended care. Outpatient services may also be provided. These establishments have licensed health care staff serving patients and other support staff for continuous personal care services. Convalescent homes, convalescent hospitals, inpatient care hospices, nursing homes, and rest homes with nursing care are a few examples of services these establishments provide. This land use also includes mental retardation services (not licensed hospital care) and care for people with mental illness, substance abuse problems, psychiatric convalescent needs, etc.

Pre-cast concrete panel. An exterior wall panel made of concrete that is poured at a controlled manufacturing facility into a mold of a specific shape, transported to a construction site, and lifted into place.

Principal building facade. Each facade of a building facing a public street or a public park. Also, each facade of a building facing a walkway, driveway, or parking lot available for use by the general public and which has one or more entrances to the main part of the building.

Retirement housing services. These establishments offer minimal convenience services but focus on attracting elderly residents so as to provide a social support system among the residents.

Rooming house. An establishment, other than a hotel, motel, or bed and breakfast, in which more than three (3) persons who are not members of the owner's immediate family are housed or lodged in rooms used or intended to be used for living and sleeping, but not for cooking or eating purposes, for compensation, with or without meals being provided. Any dwelling in which such accommodations are offered in ten (10) or more rooms shall be considered to be a hotel or motel.

Sidewalk clear zone. As part of a street cross-section, the portion of the public frontage kept clear for the movement of pedestrians.

Sidewalk curb zone. As part of a street cross-section, the portion of the public frontage intended for the placement of parking meters, and the opening of doors to load and unload parked vehicles.

Sidewalk facade zone. As part of a street cross-section, the area between the back of the sidewalk clear zone and the maximum building front setback.

Sidewalk landscape zone. As part of a street cross-section, the portion of the public frontage intended for the placement of trees and other plantings, street furniture (e.g. benches, waste receptacles, newspaper boxes, lamp posts, and traffic signs), bicycle racks, and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.

Specialty trade contractors. This land use includes building trades such as plumbing, electrical, mechanical, carpentry, and roofing, as well as building and grounds services for janitorial and interior cleaning, pest control, and landscape maintenance.

Stoop. A small platform of less than forty (40) square feet, or a staircase leading to the entrance of a house or building. The minimum size is determined by the applicable building code.

Storefront treatment. An architectural treatment of the sidewalk level of the facade of a commercial building that provides all of the following:

habitable building space for a minimum of the first twenty (20) feet in depth behind the facade;

a glass display window with a non-glass base or knee wall beginning at grade and extending not less than one (1) foot and not more than three (3) feet above grade;

a glass display window which extends at least seventy-five (75) percent of the length of the facade;

a glass display window which rises from the top of the bulkhead or knee wall to a height not less than ten (10) feet and not more than twelve (12) feet above grade;

a glass display window which affords views into the building interior, or into display cases with a minimum depth of three (3) feet and accessible from the building interior;

a primary pedestrian entrance which remains unlocked during normal business hours, and which may be recessed not more than seven (7) feet from the exterior facade, even if the exterior facade is located at the maximum building front setback;

entrance door(s) with a surface area at least seventy (70) percent glass;

a glass transom not less than twenty-four (24) inches and not more than thirty-six (36) inches tall, located above the glass display window(s) and entrance door(s);

no more than twenty (20) feet of blank facade wall length without a glass display window or door with glass;

for glass areas with divided lights, either true divided lights with muntin bars or simulated divided lights with simulated muntin bars on the exterior surfaces of the windows, not between panes of glass;

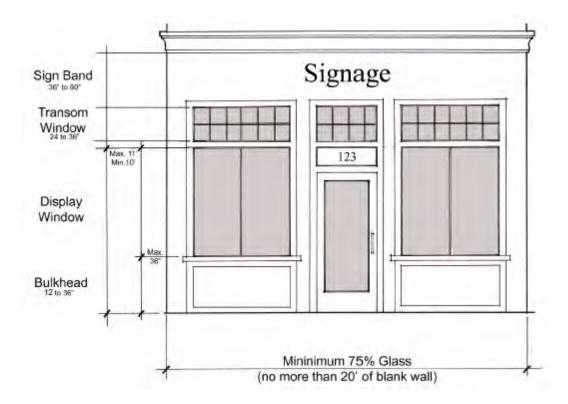
a non-glass sign band located above the glass transom, having a minimum height of thirty-six (36) inches and a maximum height of sixty (60) inches;

a cornice line above the sign band with a minimum height of eight (8) inches;

any sidewalk level interior drop ceiling must be recessed at least eighteen (18) inches from the glass display window and have a bulkhead of solid material where it can be seen from outside; and

a finished floor to ceiling slab height of at least sixteen (16) feet.

Below is an illustration of a storefront treatment.



Story. The volume in a building, other than a basement, between the surface of any floor and the surface of the next floor above. If there is no floor above, the story is the volume between its floor and the ceiling or roof above.

Structured parking. The provision of vehicle parking in a building involving at least two (2) levels of parking.

Window lights. The glass or glazing elements of a window.

ESTABLISHMENT OF DISTRICTS AND ZONING MAP

§ 155.030 ESTABLISHMENT OF DISTRICTS.

(A) The following districts are hereby established.

RE	Rural Estate	4 acres
RU	Rural	43,560 sq. ft.
R-40	Low Density Residential	43,560 sq. ft.
R-20	Low Density Residential	20,000 sq. ft.
D-1	Development	20,000 sq. ft.
R-12	Single-Family Residential	12,000 sq. ft.
R-8	1- and 2-Family Residential	8,000 sq. ft.
R-5	General Residential	5,000 sq. ft.
OC NO	Office Commercial Neighborhood Office	Commercial use: 6,000 sq. ft.
NC	Neighborhood Commercial	Commercial use: 6,000 sq. ft.
<u>MO</u>	Multi-neighborhood Office	
<u>MC</u>	Multi-neighborhood Commercial	
TC	Town Center	
GC CC	General Commercial Community Commercial	6,000 sq. ft.
LIRP	Light Industrial Research Park	none
LI	Limited Industrial	none
B1	Basic Industrial	none
PD	Planned Development District	2 acres

(B) No amendment shall be initiated which would create a new zoning district with an area of less than 2 acres. This minimum does not apply to the extension of an existing district, or the addition of NC or OC Districts adjacent to a GC District.

(Ord. 5.202, passed 11-24-1981; Am. Ord. 5.291, passed 8-29-2005; Am. Ord. 5.315, passed 6-30-2008; Am. Ord. 5.318, passed 7-28-2008) Penalty, see § 155.999

§ 155.031 DISTRICT PURPOSES.

- (A) *Purpose*. The zoning districts established in this chapter are for the purposes of guiding development in accordance with existing and future needs and promoting public health, safety, morals, convenience, order, appearance, prosperity and general welfare, and all of the purposes set forth in S.C. Code § 6-29-710. The following statement of intent shall be used in interpretation and application of the district regulations.
- (B) *Intent*. The residential district regulations are designed to encourage a stable and healthy environment for residential purposes, and to discourage encroachment by commercial, industrial or other uses adversely affecting the residential character of the district.

(C) Districts.

- (1) *D-1 Development District*. This district is intended to provide for large tracts of land located primarily on the fringe of urban growth where the predominant character of urban development has not yet been fully established, but where the current characteristics of use are predominantly residential or agricultural with scattered related uses. It is further recognized that future demand for developable land will generate requests for amendments in zone designations to remove land from the D-1 classification and place it into other more intensely developed classifications as a natural consequence of urban expansion.
- (2) RE Rural Estate District. This zoning district is intended to include areas with large lot sizes to accommodate residential and equestrian estate type development.
- (3) RU Rural District. This zoning district is intended to include areas with acreage tracts in agriculture, forestry, animal husbandry with pastures, barns, barnyards, corrals, pens and associated facilities. Residential uses include manufactured homes on individual lots and limited commercial and service establishments are permitted.
- (4) *R-40 Low Density Residential District*. This zoning district is intended to include large lot (minimum of 1 acre) residential subdivisions. The district would also permit uses compatible with these residential areas. Developments in this zoning district may or may not be served by public water or public sewer systems.
- (5) *R-20 Low Density Single-Family Residential District*. This zoning district is intended to include low density residential subdivisions with lot sizes of 20,000 square feet or larger. Developments in this zoning district would be served by public water and/or public sewer systems. Permitted uses are the same as those permitted in the R-40 Zoning District.
- (6) *R-12 Single-Family Residential District*. R-12 Districts are intended to be single-family residential areas with detached units and low population densities. Use regulations allow limited nonresidential use which are compatible with the character of the district.
- (7) *R-8 1- and 2-Family Residential District*. R-8 Districts are intended for 1 and 2 family detached units and low to medium population density. Uses include those in R-12 Districts plus rooming and boarding houses, garage apartments, duplexes and manufactured homes with permanent foundations on single lots. Certain uses to serve governmental,

recreational and religious needs are permitted. The regulations are designed to encourage a stable and healthy environment for 1- and 2-family dwellings, and to discourage encroachment by commercial, industrial or other uses adversely affecting the residential character of the district.

- (8) *R-5 General Residential District*. This district is intended for high density residential purposes, including single-family detached units, duplexes, multi-family units and manufactured homes on individual lots. Mobile home parks are permitted as special exceptions upon approval of the Board of Zoning Appeals. Certain uses to serve governmental, recreational and religious needs are permitted.
- (9) OC Office Commercial District. OC District is intended to be used primarily for business office and personal service uses. Some limited retail uses and 1-family, 2-family, and multi-family residential uses are permitted. NO Neighborhood Office District. As the least intense commercial zoning district, NO Neighborhood Office is intended to provide a mix of light-intensity office and civic uses and medium-intensity residential uses. Retail uses are restricted so as to facilitate location compatibility with adjacent low-density residential districts.
- (10) NC Neighborhood Commercial District. This district is intended for commercial and service uses oriented primarily to serving needs of persons who live or work in nearby areas. Residential, shops, offices and other compatible uses may exist on the same property, either side by side or with 1 above the other in a multi-story building. Commercial uses permitted are intended to be relatively small in size and service area. This district is intended to provide a mix of light-intensity office, civic, and retail uses, along with medium-intensity residential uses. Compared to the NO Neighborhood Office District, the NC Neighborhood Commercial District allows larger commercial floor areas and adds a variety of retail and personal service uses. However, commercial hours of operation are limited to facilitate location compatibility with nearby low-density residential districts.
- (11) MO Multi-neighborhood Office District. This district is intended to provide a mix of medium-intensity office, civic, and residential uses. Compared to the NC Neighborhood Commercial District, the MO Multi-neighborhood Office District allows larger commercial floor areas. However, retail uses are restricted so as to facilitate location compatibility with adjacent medium-density residential districts.
- (12) MC Multi-neighborhood Commercial District. This district is intended to provide a mix of medium-intensity office, civic, and retail uses, along with medium-intensity residential uses. Compared to the MO Multi-neighborhood Office District, the MC Multi-neighborhood Commercial District allows larger commercial floor areas and adds a wide variety of retail and personal service uses.
- (13) TC Town Center District. This district is intended to provide the principal focal point of the entire community, with a vibrant mix of retail, service, office, restaurant, entertainment, cultural, civic, government, and residential uses. Land use intensities are heavy for office, civic, and residential uses. Compared to the MC Multi-neighborhood Commercial District, the TC Town Center District allows larger commercial floor areas and a wider variety of retail uses, but retail land use is not as intense as in the CC Community Commercial District

- (114) GC General Commercial District. GC District is intended to accommodate business uses along outlying traffic arteries primarily engaged in sale of durable goods, equipment, services and recreational facilities. Residential, shops, offices and other compatible uses may exist on the same property, either side by side or with 1 above the other in a multi-story building. CC Community Commercial District. This district is intended to provide a mix of heavy-intensity office, civic, retail, and residential uses. Compared to the TC Town Center District, the CC Community Commercial District allows the largest and most intense commercial uses.
- (125) AO Architectural Overlay Zoning District. This zoning district is intended to require the review and receipt of a certificate of appropriateness from the Board of Architectural Review for new construction, major improvement, or exterior renovation alteration of existing structures for business uses which meet the requirements for review. It is intended to promote the development of aesthetically pleasing commercial areas which invite business establishments and will attract resident and visitor patronage. The Architectural Overlay Zoning District includes all property within the OC Office Commercial, NC Neighborhood Commercial and GC General Commercial Zoning Districts NO Neighborhood Office, NC Neighborhood Commercial, TC Town Center, and CC Community Commercial zoning districts. The Architectural Overlay District also includes the commercial land uses within a PD Planned Development District.
 - (136) *LIRP Light Industrial Research Park Zoning District.*
 - (a) The provisions in this zoning district are intended to attract facilities that:
 - 1. Are sensitive to the environment;
 - 2. Provide high paying, long-term job activities;
 - 3. Whose management and employees will be involved in community activities;
 - 4. Will use knowledge available at the research universities; and
 - 5. Will establish symbiotic relationships with other industries in the area.
- (b) Industries involved in manufacturing processes are strongly encouraged to seek the most current ISO 14001 or better environmental management systems certification.
- (c) Development in this district may include, but are not limited to, properties used for offices; clean non-polluting light manufacturing; laboratories, prototype manufacturing, research and development activities; software development; distribution; training facilities; and other similar uses.
- (d) Ancillary facilities may include restaurants and cafeterias, day care facilities, recreation facilities, parking decks, and similar facilities for the benefit of employees and businesses.

- (147) LI Limited Industrial District. This district is intended to permit light industrial and commercial uses which do not create nuisances by noise or emissions beyond the premises.
- (158) BI Basic Industrial District. This district is established for a wide variety of industrial uses involving research, manufacturing, processing, assembly, storage, landfill, mining and all uses permitted in the LI District.
 - (169) *PD Planned Development District.*
- (a) This district designates an area for which an approved development plan constitutes the district regulations.
- (b) It is intended to utilize the factors of efficiency, economy, flexibility, creative site design, improved appearance, compatibility of mixed uses, maximum benefits from open space, safe and efficient vehicular and pedestrian access for a development characterized by a unified site design for mixed uses.
- (c) A Planned Development District may be predominately residential or predominately commercial.

(Ord. 5.202, passed 11-24-1981; Am. Ord. 5.318, passed 7-28-2008; Am. Ord. 5.369, passed 7-28-2009; Am. Ord. 10.014, passed 5-24-2010) Penalty, see § 155.999

§ 155.055 NONCONFORMING STRUCTURES OR USES.

Nonconforming structures or land uses are declared to be incompatible with permitted uses in the districts established by this chapter. It is the intent of this chapter to allow nonconformities to continue until they are removed, but not to encourage their survival. The lawful use of any structure or land on the effective date of this chapter may be continued subject to the following regulations.

- (A) A nonconforming use, structure or characteristic of use shall not be changed to any other nonconforming use, structure, or characteristic of use unless the Zoning Board of Appeals finds that the new use, structure or activity is more in character with the uses permitted in the district, in which case the Zoning Board of Appeals may require appropriate conditions and safeguards in accord with the purpose of this chapter.
- (B) The minimum yard requirements of this chapter shall not be construed as prohibiting the conversion of an existing building which does not meet the minimum yard requirements to another permitted use, so long as no further encroachment is made into the existing yards.
- (C) A nonconforming structure shall not be demolished and rebuilt as a nonconforming structure.
- (D) A nonconforming use, structure or characteristic of use shall not be extended, enlarged or intensified except in conformity with this chapter, provided however, that any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for that use at the time of adoption or amendment of this chapter, but no use shall be extended to occupy any land outside the building.
- (E) A nonconforming use, or characteristic of use, shall not be reestablished after vacancy, abandonment, or discontinuance for any period of 6 consecutive months, except where division (F) below applies.
- (F) A nonconforming structure shall not be rebuilt, altered or repaired except in conformity with this chapter after sustaining damage or necessitating repair exceeding 50% of the replacement cost of the structure at the time of damage or wear, provided that any permitted reconstruction shall begin within 6 months from the time of damage or notice of wear and shall be completed within 12 months after the issuance of a building permit.
- (G) On any building devoted in whole or in part to any nonconforming use, work may be done on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring or plumbing provided that the cubic content of the building as it existed at the time of passage or amendment of this chapter shall not be increased. Nothing in this chapter shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of that official.
- (1) Above ground propane, fuel and storage tanks located within a required front yard of the NO, NC, OC MO, MC, TC, and GC CC Districts are considered nonconforming structures, and as such, are subject to the provisions of divisions (A) through (F) above, except that the tanks shall be screened from public view within 1 year of adoption of this chapter.

(2) Chain-link fences located in the front yard of commercial buildings or structures must be landscaped according to the regulations in §§ <u>155.390</u> *et seq*. within 1 year of the adoption of this chapter.

(Ord. 5.202, passed 11-24-1981) Penalty, see § <u>155.999</u>

§ 155.058 STRUCTURES IN MINIMUM REQUIRED YARDS.

The general definition of *YARDS* as set forth in § 155.016 states that yards are unoccupied and unobstructed by a structure or portion of a structure from 30 inches above the finished grade level of the ground upward. However, the general definition shall be construed subject to the following exceptions and interpretations:

- (A) Those objects which are excluded from the definition of a *STRUCTURE* under § <u>155.016</u> shall not be subject to regulation under interpretation of the definition of *YARD*;
- (B) Steps and open porches without roofs shall be allowed in any required yard, provided that the items must be at least 2 feet from any interior lot line;
- (C) Screening walls and fences over 30 inches in height that substantially impede vision may be permitted in a required yard as a special exception, however, screening walls and fences not over 7 feet in height are permitted outright in side and rear yards. Chain-link fences in the required front yard of commercial buildings and structures shall be prohibited;
- (D) Eaves, cornices, gutters and other minor architectural features projecting less than 18 inches from the main portion of a building shall be allowed to project into any yard;
- (E) In GC CC, LI and BI Districts, structures and devices incidental to servicing, and roofs over the structures and devices are permitted within required front yards, provided that they do not constitute a substantial impediment to visibility across the yards which would contribute to the creation of traffic hazards, and further provided that servicing operations in connection therewith can be conducted so as not to interfere with public use of adjacent sidewalks or public streets;
- (F) Retaining walls in excess of 30 inches in height may be permitted as a special exception in any yard; however, retaining walls that do not project more than 30 inches above the grade level at the property lines of adjoining lots are permitted outright;
- (G) Signs are permitted to encroach upon required yards in certain instances as set forth in §§ 155.425 *et seq.*;
- (H) Screening between commercial or industrial uses and lots zoned residentially, as required by this chapter; and
- (I) Apparatus needed for the operation of active and passive solar energy systems, including but not limited to overhangs, movable insulating walls and roofs, the attached solar collectors, reflectors and piping.

(Ord. 5.202, passed 11-24-1981) Penalty, see § <u>155.999</u>

155.063 MAXIMUM SETBACKS REQUIREMENTS ON PROPERTIES WITH	
MULTIPLE BUILDINGS.	
Where a building is located completely behind another building meeting the maximum setback requirements herein, there shall be no maximum front or side setback requirements for the rear building. Figures 1 and 2 illustrate building replacement requirements with side and central driveways.	
Figure 1. Figure illustrating building placement requirements with side driveway.	
Figure 2. Figure illustrating building placement requirements with central driveway.	
(Ord. 5.369, passed 7-28-2009)	

§ 155.272 APPLICATION AND REVIEW PROCEDURES.

The following procedures shall apply to establishment of a PD District, other provisions in this chapter to the contrary notwithstanding.

Zoning amendment required	PD Districts are established by amendment to the zoning ordinance in the manner prescribed for rezoning.
District regulations	The applicable regulations in § 155.255, §§ 155.370 et seq. and those in an approved plan and descriptive statement shall constitute the PD District regulations for the site.
Preapplication conference optional	An applicant for PD zoning is encouraged, but not required, to contact the Planning Commission prior to submission of the application for information and review of the regulations and procedures applicable to the proposed plan and descriptive statement.
Amendment application required	Initiation of a PD amendment shall be by submission of an application form provided by the Zoning Administrator with required attachments.
Development plan required	A site development plan is a required attachment to application for PD amendment. The site development plan shall indicate the proposed use of all land areas and any other information as the Zoning Administrator deems reasonably necessary for review.
Descriptive statement required	A descriptive statement is a required attachment to the application for PD amendment. The descriptive statement shall indicate the characteristics and standards to be used for development of the site, and shall include at least the following items: legal description of site boundaries, and total area of the site; area and location of each type of use; number and density of dwelling units by type; description of open space location, uses and proposed dedication for public use; ownership and maintenance of streets, and proposed dedication to public; methods of dealing with parking and the impact of projected traffic on the uses on the site and adjacent distorts, and streets; steps proposed to comply with sediment control and storm drainage regulations; steps proposed to comply with landscaping regulations; details of association or organization involved in ownership and maintenance, including procedures and methods of operation; outline for development phasing with anticipated time frames; design standards, procedures and methods demonstrating that development will result in integrated use district, functional and compatible with the area; proposed restrictive covenants to be recorded to assure future compliance with the standards in the plan; and any other information as may be appropriate for Planning Commission review; and description of signage location, size and height.
Planning Commission review	Upon determination that the application meets above requirements, the Zoning Administrator shall forward the application to the Planning Commission for review and recommendation to Town Council as required for zoning amendments.

Architectural Review	All mixed use or commercial structures of a PD district shall be reviewed by the BAR in the manner set forth in § 155.316.
Town Council action	Upon receipt of the Planning Commission recommendation, Town Council shall conduct a public hearing as required for zoning amendments, and may approve, approve with modifications accepted by applicant or disapprove the proposed amendment.
Zoning and building permits	Zoning and building permits shall not be issued until the zoning is approved by Town Council, and approved plats, the approved descriptive statement and all required restrictive covenants are filed for record with the Municipal Clerk and the Clerk of Court for Richland County, and all required bonds are posted with the Municipal Clerk.
District map	The site development plan approve by Town Council shall be the zoning district map for the PD and shall be the basis for issuance for zoning and building permits.
Changes to plan:	Minor changes: changes proposed in writing by the applicant which do not alter district boundaries and which involve revision of minor characteristics of the PD such as relocation of driveways, revision of floor plans, facades, landscaping, relocation of required parking, drainage structures, and features which do not materially affect the approve plan concept or violate any applicable regulations may be approved by the Zoning Administrator. Approval or rejection of the change is subject to review and final determination by the Planning Commission if the applicant or any party whose property is adversely affected files a written objection with the Planning Commission within 10 days after action by the Zoning Administrator. An applicant may submit a rejected change as an amendment to the plan under the normal zoning amendment procedures.
	Major changes: changes proposed in writing by the applicant which alter district boundaries or which materially affect the characteristics of the PD shall be submitted under normal zoning amendment procedures applicable to the establishment of the PD. Permits: no zoning or building permits involving a minor or major change of the PD descriptive statement or map shall be issued until the written change is filed with the Municipal Clerk and recorded in the office of the Clerk of Court for Richland County.
Failure to begin; failure to progress; failure to complete	If the responsible party fails to begin, fails to progress, or fails to complete development as agreed in the descriptive statement, Town Council may charge the developer with violation of the Zoning Chapter, may rezone the property, or may take any combination of these actions. In any event, if the planned development is not initiated within 2 years of its establishment, the Planning Commission shall initiate the rezoning of the property to an appropriate district classification in conformity with the comprehensive plan.

(Ord. 5.202, passed 11-24-1981; Am. Ord. 10.035, passed 10-25-2010) Penalty, see § <u>155.999</u>

The following procedures shall apply to establishment of a PD District, other provisions in this chapter to the contrary notwithstanding.

Zoning amendment required

PD Districts are established by amendment to the zoning ordinance in the manner prescribed for rezoning.

District regulations

The applicable regulations in § 155.255, §§ 155.370 et seq. and those in an approved plan and descriptive statement shall constitute the PD District regulations for the site.

Preapplication conference optional

An applicant for PD zoning is encouraged, but not required, to contact the Planning Commission prior to submission of the application for information and review of the regulations and procedures applicable to the proposed plan and descriptive statement.

Amendment application required

Initiation of a PD amendment shall be by submission of an application form provided by the Zoning Administrator with required attachments.

Development plan required

A site development plan is a required attachment to application for PD amendment. The site development plan shall indicate the proposed use of all land areas and any other information as the Zoning Administrator deems reasonably necessary for review.

Descriptive statement required

A descriptive statement is a required attachment to the application for PD amendment. The descriptive statement shall indicate the characteristics and standards to be used for development of the site, and shall include at least the following items: legal description of site boundaries, and total area of the site; area and location of each type of use; number and density of dwelling units by type; description of open space location, uses and proposed dedication for public use; ownership and maintenance of streets, and proposed dedication to public; methods of dealing with parking and the impact of projected traffic on the uses on the site and adjacent distorts, and streets; steps proposed to comply with sediment control and storm drainage regulations; steps proposed to comply with landscaping regulations; details of association or organization involved in ownership and maintenance, including procedures and methods of operation; outline for development phasing with anticipated time frames; design standards, procedures and methods demonstrating that development will result in integrated use district, functional and compatible with the area; proposed restrictive covenants to be recorded to assure future compliance with the standards in the plan; and any other information as may be appropriate for Planning Commission review; and description of signage location, size and height.

Planning Commission review

Upon determination that the application meets above requirements, the Zoning Administrator shall forward the application to the Planning Commission for review and recommendation to Town Council as required for zoning amendments.

Board of Architectural Review

All mixed use or commercial structures of a PD district Within a PD Planned Development District, the new construction, major improvement, or alteration of the exterior architectural appearance of structures with commercial uses shall be reviewed by the Board of Architectural Review in the manner set forth in § 155.316.

Town Council action

Upon receipt of the Planning Commission recommendation, Town Council shall conduct a public hearing as required for zoning amendments, and may approve, approve with modifications accepted by applicant or disapprove the proposed amendment.

Zoning and building permits

Zoning and building permits shall not be issued until the zoning is approved by Town Council, and approved plats, the approved descriptive statement and all required restrictive covenants are filed for record with the Municipal Clerk and the Clerk of Court for Richland County, and all required bonds are posted with the Municipal Clerk.

District map

The site development plan approve by Town Council shall be the zoning district map for the PD and shall be the basis for issuance for zoning and building permits.

Changes to plan:

Minor changes: changes proposed in writing by the applicant which do not alter district boundaries and which involve revision of minor characteristics of the PD such as relocation of driveways, revision of floor plans, facades, landscaping, relocation of required parking, drainage structures, and features which do not materially affect the approve plan concept or violate any applicable regulations may be approved by the Zoning Administrator. Approval or rejection of the change is subject to review and final determination by the Planning Commission if the applicant or any party whose property is adversely affected files a written objection with the Planning Commission within 10 days after action by the Zoning Administrator. An applicant may submit a rejected change as an amendment to the plan under the normal zoning amendment procedures.

Major changes: changes proposed in writing by the applicant which alter district boundaries or which materially affect the characteristics of the PD shall be submitted under normal zoning amendment procedures applicable to the establishment of the PD. Permits: no zoning or building permits involving a minor or major change of the PD descriptive statement or map shall be issued until the written change is filed with the Municipal Clerk and recorded in the office of the Clerk of Court for Richland County.

Failure to begin; failure to progress; failure to complete

If the responsible party fails to begin, fails to progress, or fails to complete development as agreed in the descriptive statement, Town Council may charge the developer with violation of the Zoning Chapter, may rezone the property, or may take any combination of these actions. In any event, if the planned development is not initiated within 2 years of its establishment, the Planning Commission shall initiate the rezoning of the property to an appropriate district classification in conformity with the comprehensive plan.

(Ord. 5.202, passed 11-24-1981; Am. Ord. 10.035, passed 10-25-2010) Penalty, see § <u>155.999</u>

AO ARCHITECTURAL OVERLAY DISTRICT

§ 155.315 PERMITTED USES; CONDITIONAL USES; SPECIAL EXCEPTIONS.

AO <u>Architectural Overlay District</u> Permitted Uses, Conditional Uses, and Special Exceptions	NAICS Code	NAICS Description	Parking Spaces Required
The uses permitted for properties zoned OC, NC, and GC in As listed for the underlying zoning districts	As listed for the underlying zoning districts	As listed for the underlying zoning districts	As listed for the underlying zoning districts

(Ord. 5.202, passed 11-24-1981) Penalty, see § <u>155.999</u>

§ 155.316 APPLICATION AND REVIEW PROCEDURE.

Certificate of appropriateness required	A certificate of appropriateness for the erection or alteration of the exterior architectural appearance of commercial structures is required. If the proposed exterior renovations or construction of a structure for commercial use does not exceed a cost of \$25,000, and if the project does not constitute a major visual impact on the appearance of the Architectural Overlay District, the project review and approval, approval with conditions or disapproval of a certificate of appropriateness may be processed by the planning official. The planning official may, in his discretion, refrain from project review and forward any project to the Board of Architectural Review for its consideration.							
District regulations	An approved certificate of appropriateness is required before the issuance of a zoning and building permit.							
Pre-application conference and work session	An applicant for a certificate of appropriateness is encouraged to contact the planning official, prior to submission of an application, for information and review of the regulations and procedures applicable. A work session with the Architectural Review Board may be held prior to the submission of a formal application for a certificate of appropriateness.							
Application required	Initiation of a request for a certificate of appropriateness shall include an application form provided by the planning official and all required supporting material. Applications must be submitted to the planning official for review 10 working days prior to the Board of Architectural Review's regularly scheduled meeting.							
Development plan required	A site development plan is a required attachment to an application for a certificate of appropriateness along with structure elevations, color schemes, building materials, landscaping plans, parking layouts and related information required by the planning official.							
Data to be	The following data shall be submitted to the planning official:							
submitted with application for certificate of appropriateness	1. Exterior elevations drawn to scale showing exterior appearance and architectural design of buildings; front elevation must reflect the view of the structure as it faces the primary street;							
	2. Samples of exterior materials, textures, and colors;							
	3. Site development plan to include all improvements including walls, walks, terraces, planting, and landscaping, accessory buildings, signs, lighting, parking lots, garbage enclosures and other exterior elements;							
	4. Curb cuts, sidewalks, loading areas, pedestrian and vehicular circulation plans. (May be incorporated into the site development plan);							
	5. Photographs of all sides of the existing structure if applicable and photographs of the adjoining properties; and							
	6. Any other data as the planning official or the Board of Architectural Review may deem necessary.							

(Ord. 5.202, passed 11-24-1981; Am. Ord. 5.295, passed 11-28-2005; Am. Ord. 5.332, passed 3-30-2009; Am. Ord. 10.029, passed 10-25-2010) Penalty, see § 155.999

Certificate of appropriateness required

Throughout the AO Architectural Overlay District, Aa certificate of appropriateness is required for the erection new construction, major improvement, or alteration of the exterior architectural appearance of ecommercial structures with commercial uses is required. Within the TC Town Center District portion of the AO Architectural Overlay District, a certificate of appropriateness is also required for the new construction, major improvement, or alteration of the exterior architectural appearance of structures with non-commercial uses. If the proposed exterior renovations or construction of a structure for commercial use work does not exceed a cost of \$25,000, and if the project does not constitute a major visual impact on the appearance of the AO Architectural Overlay District, the project review and approval, approval with conditions or disapproval of a certificate of appropriateness may be processed by the planning official. The planning official may, in his discretion, refrain from project review and forward any project to the Board of Architectural Review for its consideration.

District regulations

An approved certificate of appropriateness is required before the issuance of a zoning and building permit.

Pre-application conference and work session

An applicant for a certificate of appropriateness is encouraged to contact the planning official, prior to submission of an application, for information and review of the regulations and procedures applicable. A work session with the Architectural Review Board of Architectural Review may be held prior to the submission of a formal application for a certificate of appropriateness.

Application required

Initiation of a request for a certificate of appropriateness shall include an application form provided by the planning official and all required supporting material. Applications must be submitted to the planning official for review 10 working days prior to the Board of Architectural Review's regularly scheduled meeting.

Development plan required

A site development plan is a required attachment to an application for a certificate of appropriateness along with structure elevations, color schemes, building materials, landscaping plans, parking layouts and related information required by the planning official.

Data to be submitted with application for certificate of appropriateness

The following data shall be submitted to the planning official:

- 1. Exterior elevations drawn to scale showing exterior appearance and architectural design of buildings; front elevation must reflect the view of the structure as it faces the primary street;
- 2. Samples of exterior materials, textures, and colors;
- 3. Site development plan to include all improvements including walls, walks, terraces, planting, and landscaping, accessory buildings, signs, lighting, parking lots, garbage enclosures and other exterior elements;
- 4. Curb cuts, sidewalks, loading areas, pedestrian and vehicular circulation plans. (May be incorporated into the site development plan);
- 5. Photographs of all sides of the existing structure if applicable and photographs of the adjoining properties; and
- 6. Any other data as the planning official or the Board of Architectural Review may deem necessary.

Duration of certificate of appropriateness

A certificate of appropriateness is valid for twelve (12) months from its date of issuance. If the corresponding work has not begun within this initial twelve (12) month period, the certificate of appropriateness shall automatically expire. The applicant or other eligible party may choose to submit a new application under the code in effect at the time of the new application.

(Ord. 5.202, passed 11-24-1981; Am. Ord. 5.295, passed 11-28-2005; Am. Ord. 5.332, passed 3-30-2009; Am. Ord. 10.029, passed 10-25-2010) Penalty, see § 155.999

COMMUNICATION TOWERS

§ 155.355 DISTRICTS IN WHICH SPECIAL EXCEPTION AND CONDITIONAL USES ARE PERMITTED AND HEIGHT LIMITATIONS OF FREESTANDING OR GUYED TOWERS.

- (A) In Residential Districts R-12, R-8, and R-5 and Commercial Districts NO, NC, and OC MO, MC, and TC, Districts, freestanding pole with height not exceeding 100 feet is a permitted special exception pursuant to § 155.359.
- (B) In the GC CC District, freestanding or guyed towers with height not exceeding 180 feet is a permitted conditional use; height exceeding 180 feet requires special exception pursuant to § 155.359.
- (C) In Industrial Districts LI and BI, and Development District D-1, freestanding or guyed towers with height not exceeding 200 feet is a permitted conditional use; height exceeding 200 feet requires special exception.
- (D) In Planned Development Districts, towers with height specified in approved plan is permitted under conditions set forth in plan.
- (E) In permissible districts, towers and/or antennae mounted on buildings, water tanks or structures other than a freestanding or guyed communications tower must not extend more than 30 feet above the highest part of the structure.
- _(F) In districts in which communication towers and antennae are permitted, freestanding or guyed and/or antenna exceeding height limitations may be permitted by the Zoning Board of Appeals as a special exception. (See requirements for special exception in § 155.359.)
- (GF) In all districts, variances from conditions imposed by this section may not be granted by the Zoning Board of Zoning Appeals. Variances from other general district regulations may be granted under standards in S. C. Code § 6-29-800.

(Ord. 5.202, passed 11-24-1981) Penalty, see § 155.999

§ 155.356 APPLICATION REQUIREMENTS.

The applicant for a conditional use zoning permit for construction of a communications tower or placement of a commercial telecommunication antenna on an existing structure other than a tower previously permitted must file with the Zoning Administrator an application accompanied by a fee of \$200 and the following documents, if applicable:

- (A) One copy of typical specifications for proposed structures and antennae, including description of design characteristics and material;
- (B) A site plan drawn to scale showing property boundaries, tower location, tower height, guy wires and anchors, existing structures, photographs or elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan and existing land uses on adjacent property;
- (C) A current map, or update for an existing map on file, showing locations of applicant's antennae, facilities, existing towers and proposed towers which are reflected in public records, serving any property within the town;
- (D) A report from a structural engineer registered in South Carolina showing the tower antenna capacity by type and number, and a certification that the tower is designed to withstand winds in accordance with ANSFEIAMA 222 ANSI TIA/EIA-222-G (latest version) standards or the latest version thereof;
- (E) Identification of the owners of all antennae and equipment to be located on the site;
- (F) Written authorization from the site owner for the application;
- (G) Evidence that a valid FCC license for the proposed activity has been issued;
- (H) A line of sight analysis showing the potential visual and aesthetic impacts on adjacent residential districts;
- (I) A written agreement to remove the tower and/or antenna within 90 days after cessation of use;
- (J) Evidence that applicable conditions in § 155.357 are met; and
- (K) Additional information required by the Zoning Administrator for determination that all applicable zoning regulations are met.

(Ord. 5.202, passed 11-24-1981) Penalty, see § <u>155.999</u>

§ 155.357 CONDITIONS.

An applicant must show that all applicable conditions are met.

- (A) The proposed communications tower, antenna or accessory structure will be placed in a reasonably available location which will minimize the visual impact on the surrounding area and allow the facility to function in accordance with minimum standards imposed by applicable communications regulations and applicant's technical design requirements.
- (B) The applicant must show that a proposed antenna and equipment cannot be accommodated and function as required by applicable regulations and applicant's technical design requirements without unreasonable modifications on any existing structure or tower under the control of the applicant.
- (C) The applicant for a permit in a residential district must show that the area cannot be adequately served by a facility placed in a nonresidential district for valid technical reasons.
- (D) Prior to consideration of a permit for location on private property which must be acquired, an applicant must show that available publicly owned sites, and available privately owned sites occupied by a compatible use, are unsuitable for operation of the facility under applicable communications regulations and the applicant's technical design requirements.
- (E) The applicant must show that a new tower is designed to accommodate additional antennae equal in number to applicant's present and future requirements.
- (F) The applicant must show that all applicable health, nuisance, noise, fire, building and safety code requirements are met.
- (G) A communications tower must not be painted or illuminated unless otherwise provided by state or federal regulations.
- (H) A permit for a proposed tower site within 1,000 feet of an existing tower shall not be issued unless the applicant certifies that the existing tower does not meet applicant's structural specifications and applicant's technical design requirements, or that a collocation agreement could not be obtained.
- (I) Applicant must show by certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, and must file with the Zoning Administrator a written indemnification of the municipality and proof of liability insurance or financial ability to respond to claims up to \$1,000,000 in the aggregate which may arise from operation of the facility during its life, at no cost to the municipality, in form approved by the municipality attorney.
- (J) Land development regulations, visibility, fencing, screening, landscaping, parking, access, lot size, exterior illumination, sign, storage and all other general zoning district regulations except setback and height, shall apply to the use. Setback and height conditions in this section apply.

- (K) A tower must be a minimum distance equal to 1/2 the height of the tower from property designated historic or architecturally significant, and must be set back from all lot lines distances equal to the district setback requirements or 25% of the tower height, whichever is greater.
- (L) Prior to issuing a permit, the Zoning Administrator may consult with a communications expert for technical review to determine that the standards in divisions (B), (C), (D), (E), (G) and (H) are met.

(Ord. 5.202, passed 11-24-1981) Penalty, see § 155.999

§ 155.358 APPEAL TO BOARD.

Applicant may appeal to the Board of Zoning Appeals as follows.

- (A) Failure of the Zoning Administrator to act on an application which is determined to be complete under this subchapter within 45 days, unless extended by agreement, may be considered by applicant to be a denial of a permit which is subject to appeal to the Board of Zoning Appeals.
- _(B) The applicant may appeal to the Board for a variance from general zoning district regulations and setbacks requirements in this subchapter, but not from any other conditions in this subchapter. Towers exceeding height limitations may by permitted only by special exception pursuant to § 155.359.
- (CB) The applicant may apply directly to the Board for a permit for any tower as a special exception pursuant to § 155.359.

(Ord. 5.202, passed 11-24-1981)

§ 155.359 SPECIAL EXCEPTIONS.

A tower, pole, or antenna may be permitted by special exception granted by the Board of Zoning Appeals after public hearing and findings of fact based on the following criteria.

- (A) All application requirements and conditions imposed in §§ <u>155.355</u> through <u>155.358</u> of this subchapter are met.
- (B) If additional tower height is requested, total tower height will not exceed 150% of the maximum height permitted in the district as a conditional use.
- (C) The applicant has demonstrated that additional height above that permitted by conditional use regulations is necessary for service to occupants of an area within the municipality.
- (DB) Setback requirements and additional conditions are established by the Board as is deemed necessary to remove danger to health and safety, and to protect adjacent property.
- (EC) Prior to approving a permit by special exception or on appeal from action of the Zoning Administrator on an application for a conditional use, the Board may consult with a communication expert for technical review to determine that the standards in § 155.357 divisions (A), (B), (C), (D), (E), (G) and (H) are met.
- (FD) The Telecommunications Act of 1996 requires that a denial of permit be supported by substantial evidence.
- (G) The Board may not grant a variance from the standards imposed for a communication tower or antenna in connection with granting a special exception, except as permitted by §§ 155.335 through 155.358.

(Ord. 5.202, passed 11-24-1981)

SUPPLEMENTAL REGULATIONS

§ 155.370 OUTDOOR STORAGE OR DISPLAY OF MERCHANDISE.

The outdoor storage or display or merchandise in front of business in the OC NO, NC, MO, MC, TC, and GC CC Districts are permitted under the following conditions:

- (A) A small amount of merchandise, not to exceed 15 separate objects, may be displayed in front of businesses only during business hours;
- (B) Merchandise may be stored or displayed under a covered roof extending from the principal structure no more than 10 feet;
- (C) Outdoor stored and displayed merchandise must be for sale by the business displaying the merchandise;
- (D) Outdoor storage and display of merchandise must be neat and orderly and not contain equipment used to move or transport the merchandise, or other objects not intended for sale; and
- (E) Any outdoor storage or display or merchandise shall not impede the normal traffic flow of vehicles or pedestrians.

(Ord. 5.202, passed 11-24-1981) Penalty, see § 155.999

§ 155.372 CHILD DAY CARE CENTERS.

- (A) Generally. Before granting a special exception for establishment of a child day care center or an in-home child day care center, the Board of Appeals shall determine that the facility meets the requirements set for the in the South Carolina Department of Social Services Rules and Regulations Relating to Licensing Day Care Facilities and Child Care Centers.
- (B) Categories. Child day care facilities are divided into the following categories based upon the number of children served:
- (1) In home child day care center: 1 to 6 children; and
- (2) Child day care center: 7 children and greater.
- (C) *Inspections*. The Fire Inspector and building official may inspect the facilities semi-annually to ensure adequate compliance with regulations.
- (D) Fence. A fenced play area meeting the requirements of the South Carolina Department of Social Services. No fence shall be less than 5 feet in height or greater than 7 feet in height.
- (E) Area to load and unload children. An area adequate for loading and unloading children to be accommodated shall be provided and the area shall not be located within any public right of way.
- (F) Signs. Signs shall conform to the regulations of §§ 155.425 et seq.
- (G) Requirements of Health Department. Facilities, operations and maintenance shall meet the requirements of the Health Department.
- (H) Additional conditions. The Board shall determine if additional safeguards and conditions are appropriate in order to protect children accommodated from detrimental characteristics of use of adjacent areas, or to protect adjacent uses from potential incompatible characteristics arising from the child day care centers and in home child day care centers.

(Ord. 5.202, passed 11-24-1981) Penalty, see § 155.999

§ 155.394 TYPE OF LANDSCAPING AND BUFFERING.

The 5 types of landscaping are defined as follows, and shall meet the following performance requirements:

- (A) Type A: opaque screen/buffer.
- (1) Purpose and definition.
- (a) Type A buffer yards function as an opaque screen from the ground to a height of at least 8 feet.
- (b) This type excludes visual contact between uses and creates a strong impression of spatial separation.
- (2) Location and required usage.

District	Minimum Width
Buffer yard between MO, MC, TC, GC CC, LI, Districts and residentially zoned districts and districts with residential uses	30 ft.
Buffer yard between LI, LIRP Districts and Commercial Districts	20 ft.
Buffer yard between NO, NC, OC, and residentially zoned districts	15 ft.
Edge of all yards abutting right-of-way of Interstate 77	25 ft.

- (a) Composition of the Type A landscaping may include a wall, wood fence, landscaped earthen berm, planted vegetation, existing vegetation or any appropriate combination of these elements.
- (b) Intermittent planting of deciduous and evergreen trees shall obtain a height at maturity of no less than 15 feet and have no unobstructed openings wider than 10 feet between tree canopies upon maturity.
- (c) Shrub plantings shall have a minimum height of 3 feet at installation and have no unobstructed openings wider than 4 feet.
- (d) At least 50% of the required trees, and at least 75% of the required shrubs, shall be evergreen species locally adapted to the area. The requirement for the edge of all yards abutting the Interstate 77 right-of-way shall be that 100% of required trees and shrubs shall be evergreen species locally adapted to the area.
- (e) This section does not preclude common walls between buildings on adjacent lots.
- (3) Special buffer yard between LIRP lots and residentially zoned districts.

- (a) A buffer yard of at least 200 feet in width shall be maintained adjacent to any residential zoning district line. The first 20 feet from the residential zoning district line shall be densely planted with evergreens which will reach a height of not less than 20 feet at maturity to create an opaque screen. The remaining 180 feet of the buffer yard shall be left in its natural growth.
- (b) Planting requirements for this 180 feet shall consist of intermittent planting of deciduous and evergreen trees which shall obtain a height at maturity of no less than 40 feet and have no unobstructed openings wider than 20 feet between canopies upon maturity. If the pre-existing wooded conditions do not meet intermittent planting requirements, supplemental planting of additional trees shall be required.

§ 155.413 PARKING OF RECREATION, COMMERCIAL AND UNLICENCED VEHICLES.

- (A) (1) No mobile recreation equipment or vehicle shall be parked or stored on any lot in a residential district for more than 24 hours, other than a carport, enclosed building or rear yard.
- (2) The Board of Zoning Appeals may grant a variance in case of unnecessary hardship.
- (B) No commercial vehicle or trailer shall be parked, stored or used for storage purposes on any lot in a residential, OCNO, NC, MO, MC, TC or GCCC Districts, except for temporary loading or unloading. The Board of Zoning Appeals may grant a variance for vehicles used in-home occupations in case of unnecessary hardship.
- (C) No vehicle or trailer subject to state licensing which does not display a current license plate shall be parked or stored on any lot in a residential district, except in an enclosed building.
- (D) No more than 1 travel or camping vehicle per family living on the premises shall be permitted to be parked on a lot in any residential zone; and the vehicle shall not be occupied temporarily or permanently while it is parked or stored, except in an authorized manufactured home park.

(Ord. 5.202, passed 11-24-1981) Penalty, see § 155.999

SIGNS

§ 155.425 STATEMENT OF PURPOSE AND SCOPE.

- (A) The purposes of this subchapter are to promote public safety and to encourage the effective use of signs as a means of communication in the town, to maintain and enhance the aesthetic environment, to minimize the possible adverse effect of signs on nearby public and private property and to enable the fair and consistent enforcement of the subchapter.
- (B) This subchapter:
- (1) Establishes a permit system that allows a variety of signs in commercial and industrial zones and a limited variety of signs in residential zones;
- (2) Allows certain signs that are small and incidental to the principal use of the properties on which they are located without a requirement for permits; and
- (3) Provides for temporary signs in limited circumstances on private property.
- (C) Regulation of placement, installation and maintenance of signs is necessary because the purpose of signs is to draw visual and mental attention, potentially to the detriment of sound driving practices and the safety of the motoring public to which a majority of signs are oriented. Therefore, it is the intent of this subchapter to regulate the size and location of signs so that their purpose can be served without unduly interfering with motorists and causing unsafe conditions. The fact that these signs are intended to command visual contact grants to signs a proportionately greater role than other structures in determining the overall aesthetic quality of the community. The aesthetic impact of signs is an economic fact which may bear heavily upon the enjoyment and value of property; therefore the regulation of the placement, installation and maintenance of signs conserves the value of property and encourages the most appropriate use of land throughout the town by protecting and preserving the desired aesthetic qualities of the town.
- (D) With these purposes in mind, this subchapter authorizes the use of on-premises signs which are:
- (1) Compatible with their surroundings;
- (2) Appropriate to the type of activity to which they pertain;
- (3) Expressive of the identity of the individual proprietors or of the community as a whole; and
- (4) Large enough to convey a message about the owner or occupants of a particular property, the products or services available on the property or the business activities conducted on the property, yet small enough to preserve and protect the natural beauty of the town and limit distractions to motorists.

(Ord. 5.321, passed 1-26-2009; Am. Ord. 10.012, passed 5-24-2010)

№ 155.426 APPLICABILITY.

- (A) Except as otherwise provided in this subchapter, this subchapter applies to all signs located within the Town of Blythewood.
- (B) Except as otherwise provided in this subchapter, it shall be unlawful for any person to erect, construct, place, display, repair, structurally alter, enlarge, move or replace any sign or cause the same to be done, without first having obtained a sign permit for the sign from the Zoning Administrator as required by this subchapter.
- (C) Any sign that is allowed under the provisions of this subchapter may contain a commercial and/or noncommercial message.

(Ord. 5.321, passed 1-26-2009; Am. Ord. 10.012, passed 5-24-2010) Penalty, see § 155.999

№§ 155.427 DEFINITIONS.

For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

BANNER. A sign of lightweight, plastic or similar material mounted at 1 or more edges to a pole or other structure. National flags, state and municipal flags, and official flags of businesses, institutions or other organizations are not **BANNERS**.

CANOPY SIGN. A sign attached to or constructed in or on a canopy.

CHANGEABLE COPY SIGN. A sign that is wholly or partially designed so that its copy can be manually, mechanically, or electronically changed or rearranged to display different content.

CIVIC. Relating to town or community affairs.

COMMERCIAL AREA. All real property within Office Commercial (OC), Neighborhood Commercial (NC) and General Commercial (GC) Zoning Districts-the NO Neighborhood Office, NC Neighborhood Commercial, MO Multi-neighborhood Office, MC Multi-neighborhood Commercial, TC Town Center, and CC Community Commercial zoning districts, within the commercial portions of PD Planned Development zoning districts, and all permissible commercial uses in the RU Rural (RU) Zoning District zoning district.

COPY. Any words, letters, numbers, figures, illustrations, designs, characters, symbols, logos, emblems, or insignia that are used on a sign display surface area.

ELECTRONIC CHANGEABLE COPY SIGN. A changeable copy sign that uses a matrix of illumination elements, such as light emitting diodes (LED), liquid crystal display (LCD), plasma display, individual light bulbs, or other digital or analog electronic media to display or project copy which can be modified by electronic or other processes.

GROUND MOUNTED SIGN or **FREE STANDING SIGN**. A sign supported by one or more uprights, posts or bases placed upon or affixed in the ground and not attached to any part of a building.

HEIGHT. The distance from the top of the curb closest to any portion of the sign, or from the edge of the roadway where no curb exists, to the top of the highest attached component of the sign.

INCONSPICUOUS SIGN. A sign displayed within the interior of a building which is not visible, audible, or otherwise discernable from the exterior of the building; also, a sign which is not visible, audible, or otherwise discernable from any public right-of-way or beyond the boundaries of the lot or parcel upon which it is located.

INDUSTRIAL AREA. All real property within the LI Limited Industrial (LI) and, LIRP Light Industrial Research Park (LIRP), and BI Basic Industrial Zoning Districts zoning districts.

INTERNALLY ILLUMINATED SIGN. A sign illuminated by a light source internal to the sign enclosure which is externally visible, not directly but only indirectly, through translucent, not transparent, sign face materials.

LUMINANCE. The intensity of light reflected or emitted from a unit area of surface, such as a sign face, measured as nits.

MANUAL CHANGEABLE COPY SIGN. A sign or portion thereof which has a reader board for the display of text information in which each alphanumeric character, graphic or symbol is defined by objects, not consisting of an illumination device and may be changed or rearranged manually or mechanically with characters, letters or illustrations that can be changed or rearranged without altering the face or the surface of the sign.

MARQUEE and **AWNING**. A hood or awning of permanent construction without pillars or posts which is supported from a building wall and extends beyond the building, building line or property line.

MARQUEE SIGN and **AWNING SIGN**. A sign painted on, attached or hung from a marquee or awning.

MONUMENT SIGN. A type of **GROUND MOUNTED** or **FREE STANDING SIGN** that has the area between the bottom edge of the sign and the ground substantially filled with a solid architectural material such as wood, brick, stone, masonry, vinyl, or hardcoat stucco, but not metallic material such as aluminum. Substantially filled means that at least two-thirds (2/3) of the width of the sign from edge to edge is so filled.

MULTIPLE OCCUPANCY. A building consisting of 2 or more separate commercial uses, or a lot or lots, plots, portions or parcels of land considered as a unit for 2 or more separate commercial uses.

NITS. A unit of measure for luminance where 1 nit equals 1 candela per square meter (cd/m²).

NONCONFORMING SIGN. A sign that does not meet the requirements of this subchapter, but was lawfully in existence on the effective date of this subchapter.

PREMISES. The lot or lots, plots, portions or parcels of land considered as a unit for a single use or development, whether owned or leased, and not located in a shopping center or multi-use building. For purposes of the location of signs, **ON PREMISES** means a sign located on the same premises as the object, project, place of activity, person, institution or business to which the sign directs attention; **OFF PREMISES** means a sign located on a premises different than the premises on which the object, project, place of activity, person, institution or business to which the sign directs attention is located.

RESIDENTIAL AREA. Real property within all residential zoning districts and permissible residential uses in Commercial (C), Rural (RU) and Rural Estate Zoning Districts the NO Neighborhood Office, NC Neighborhood Commercial, MO Multi-neighborhood Office, MC Multi-neighborhood Commercial, TC Town Center, and CC Community Commercial zoning

districts, within the residential portions of PD Planned Development zoning districts, within the RU Rural zoning district, and within the RE Rural Estate zoning district.

ROOF SIGN. A sign installed on the roof of a building or painted on the roof of a building so as to be visible from ground level.

SIDEWALK SIGN, **SHINGLES** and **PROJECTING SIGN**. A sign affixed to, and projecting from a wall of a building, supported by the building and not in the same plane as the wall.

SIGN. Any device of a medium affixed to or represented directly or indirectly upon a building, structure or land and which directs attention to an object, product, place of activity, person, institution, organization or business. **SIGN** does not include any flag, badge or insignia of any government or government agency, school or religious group or of any civic, charitable, religious, patriotic, fraternal or similar organization, nor any official traffic device. Each display surface shall be considered to be a **SIGN**.

SIGN AREA. The entire area within a sign's continuous perimeter, enclosing the extreme limits of a sign display or structure, including any frame, support structure or border, shall constitute the area of a sign. However, for a ground mounted sign, the portion of the sign display or structure between the ground and 24 inches above the ground shall not count against its sign area limit. Further, for a ground mounted sign in the I-77 Sign Overlay District, the portion of the support structure below the bottom of the display area shall not count against its sign area limit. Curved, spherical or any other shaped sign faces are computed on the basis of actual sign surface area. If a sign is attached to an entrance wall or fence, only that portion of that wall or fence onto which the sign face or letters are placed shall be calculated in the SIGN AREA.

SINGLE OCCUPANCY. A building consisting of 1 commercial use.

WALL SIGN. A sign painted on the outside of a building, or attached to, and erected parallel to the face of a building and supported throughout its length by the building.

(Ord. 5.321, passed 1-26-2009; Am. Ord. 5.377, passed 8-31-2009; Am. Ord. 10.012, passed 5-24-2010)

№ § 155.428 SIGN REQUIREMENTS.

- (A) Placement.
- (1) Ground mounted signs.
- (a) All ground mounted signs shall be located a minimum of 5 feet behind the street right-of-way.
- (b) No ground mounted sign greater than 5 square feet in area shall be located closer than 15 feet to any adjacent lot line.
- (c) A 15 foot side yard setback shall be required if the side lot line abuts a residential district.
- (d) Only one ground mounted sign is allowed per street front, up to a limit of two ground mounted signs per parcel. However, one sign identifying a residential neighborhood may be placed at each entrance to the residential neighborhood. Within the I-77 Sign Overlay District, the I-77 right-of-way is considered a street front.
- (e) Changeable copy signs
- 1. Changeable copy signs shall only be allowed as ground mounted signs. Further, changeable copy signs shall only be allowed within the Architectural Overlay District, upon the approval of corresponding Certificates of of Appropriateness by the Board of Architectural Review. However, changeable copy signs shall not be allowed within the I-77 Sign Overlay District portion of the Architectural Overlay District. The \$25,000 cost threshold in Section 155.316 does not apply to changeable copy signs; therefore, all changeable copy signs, regardless of cost, require corresponding Certificates of Appropriateness from the Board of Architectural Review.
- 2. In addition to the preceding requirements in Section 155.428 (A)(1)(e)1. for all changeable copy signs, the placement of electronic changeable copy signs shall be restricted to the Digital Sign Overlay District portion of the Architectural Overlay District.
- (2) Wall signs.
- (a) No wall sign shall project more than 18 inches from the building wall, nor shall it extend beyond any point of a roof line, parapet or mansard roof.
- (b) May One wall sign may be placed on all each building walls which fronts on a public street with special consideration given to historic properties and the method of attachment. Refer to Section 155.544(C).
- (c) Signs mounted to or hung from a porch or marquee may be substituted for part or all of the allowable wall signage per premises. These signs, when viewed at front elevations, must not block the view of windows or doors and must be placed in between and not overlap vertical architectural elements. Hung signs shall maintain a minimum of 6 feet, 8 inches clearance between the bottom of the sign and the porch or ground surface.

- (3) Canopy, awning signs and marquee (overhangs).
- (a) Canopy and awning signs may be substituted for part or all of the allowable wall signage per premises.
- (b) Awnings and canopies may have signage on all faces which front on a public street.
- (c) Canopies and awnings may only be illuminated externally.
- (4) Sidewalk signs, shingles or projecting signs.
- (a) Sidewalk signs, shingles or projecting signs may be substituted for part or all of the allowable wall signage per premises.
- (b) A sidewalk sign, shingle or projecting sign shall not project from the building wall to an extent that it obstructs the view of pedestrians, bicyclists or motorists of street intersections or traffic signs, devices or signals. The sign shall be extended no more than 6 feet from the building to which it is affixed.
- (c) A minimum of 7 feet clearance between the bottom of the sign and the sidewalk, pavement or ground surface must be maintained.
- (d) Only 1 projecting sign is permitted per building frontage; provided, however, that multiple occupancy buildings in commercial or industrial areas may include 1 projecting sign per tenant in addition to wall signs, and provided that the signs are spaced not closer than 20 feet horizontally/laterally from another projecting sign.
- (B) Area and height.
- (1) Sign area.
- (a) The maximum sizes of signs are as listed in Chart 1 below. For changeable copy signs, no more than 33% of the allowed sign area may consist of changeable copy.
- (b) Multi-faced signs surface area:
- 1. The area of multi-faced signs is computed by adding together the area of all sign faces visible from 1 point.
- 2. When 2 identical sign faces are placed back to back, no more than 12 inches apart and supported by the same poles or structure, the sign area shall be computed by the measurement of 1 of the faces.
- 3. In the case of cylindrical signs, signs in the shape of cubes, or other signs which are substantially 3-dimensional with respect to their display surfaces, the entire display surface or surfaces are included in computations of area.

- (c) If a sign is attached to an entrance wall or fence, only that portion of that wall or fence onto which the sign face or letters are placed shall be calculated in the sign area. (See Chart 1 below.)
- (d) Wall sign surface area:
- 1. In general, the surface area of wall signs should not exceed 20 square feet unless the size of the building is such that a larger sign can be justified. (See Chart 1 below.)
- 2. Wall signs shall reflect the proportional and dimensional relationships of the structure. The ratio of window and door openings to wall surface area must be considered. No wall sign or its supporting structure shall cover any window or part of a window. Furthermore, wall signs shall be placed in between and not overlap vertical architectural elements.
- 3. For multiple occupancy buildings, wall signs shall reflect the proportional and dimensional relationships of the individual store front.
- (e) The canopy or awning sign surface area shall reflect the proportional and dimensional relationships of the surface area of the portion of the awning or canopy visible from the street level.
- (f) Sidewalk sign surface area:
- 1. Shall reflect the proportional and dimensional relationships of the structure.
- 2. In general, the surface area of sidewalk signs should not exceed 10 square feet unless the size of the building is so that a larger sign can be justified. (See Chart 1 below.)
- (2) Sign height.
- (a) The maximum heights of signs are as in Chart 1 below.
- (b) Except as otherwise provided in this subchapter, the maximum sign height of ground mounted signs is 8 feet.
- 1. For signs placed on a landscaped berm or raised landscape area, such as a planter or retaining wall, the height of the berm or raised area is included when calculating the height of the size.
- 2. The Zoning Administrator may allow sign heights in excess of 8 feet in cases where additional height is required to raise the base of the sign to the mean elevation (street level) of the fronting street where displayed.
- (c) The maximum height of signs identifying residential neighborhoods, located at the entrance to the neighborhood, is 6 feet.

CHA	ART 1								
CHART 1		All Other Signs		Wall Signs		Ground Mounted or Fr	ling Signs	Temporary Signs	
			TOTAL SF of all e Lesser of B or C	Maximum SF is the Lesser of D or E		Maximum SF is F	Maximum SF		
A		В	С	D	Е	F	G	Н	Ι
Use or Zoning District		Maximum Area (SF)	% of Ground Floor Area	Maximum Area (SF)	% of Wall Area	Maximum Area (SF)	Maxi- mum Height (Feet)	Front/Side Setbacks (Feet)	Maximum Area (SF)
1	Residential	32	5	20	5	32	8	5/15***	10
2	Civic	32	10	20	20	32	8	5/15***	32
3	Neighborhood Commercial (NC) NO Neighborhood Office and NC Neighborhood Commercial		5	20	20	32	8	5/15***	32
4	Office Commercial (OC) MO Multi- neighborhood Office and	32	10	20	20	32	8	5/15***	32

	MC Multi- neighborhood Commercial								
5	General Commercial (GC) TC Town Center and CC Community Commercial	32	15	20	20	32**	8	5/15***	32
6	Commercial in Rural (RU)	32	10	20	20	32	8	5/15***	32
7	Industrial	32	5	20	20	32	8	5/15***	32
CHA	ART 1			•	•			•	
CHA	ART 1	All Other S	Signs	Wall Signs		Ground Mounted or Free Standing Signs			Temporary Signs
			TOTAL SF of all e Lesser of B or C	Maximum SF is the Lesser of D or E		Maximum SF is F	Maximum SF		
A		В	С	D	Е	F	G	Н	I
Use or Zoning District		Maximum Area (SF)	% of Ground Floor Area	Maximum Area (SF)	% of Wall Area	Maximum Area (SF)	Maxi- mum Height (Feet)	Front/Side Setbacks (Feet)	Maximum Area (SF)
8	Architectural Overlay District	32	5	20	20	32	8 *	5/15***	32

9	Historic Properties	32	5	20	5	32	8	15	32
10	I-77 Sign Overlay District	32	15	20	20	120****	35****	5/15***	32

SF - Square feet

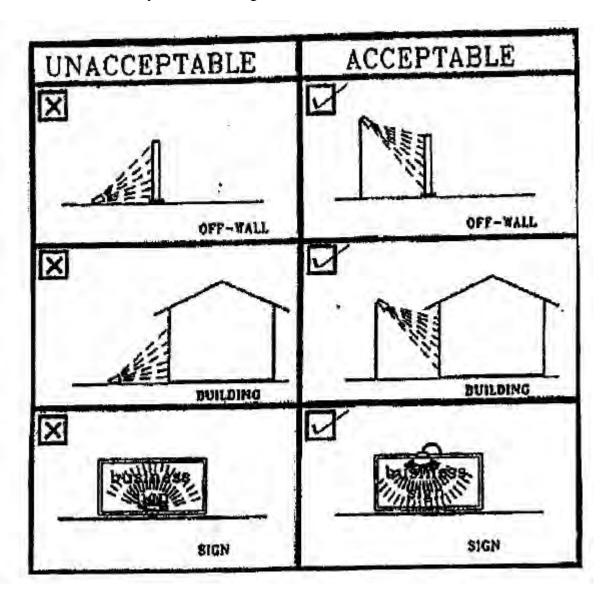
- **A** Column A Use or Zoning district Zoning district applies to a particular area established by the town. Use is more precise than the zoning district. If there is a conflict between district and use, use shall prevail
- * Request for variances need to be directed to the Zoning Board of Appeals
- ** Maximum sign area for free standing sign serving multiple occupancy in General Commercial TC Town Center and CC Community Commercial is 64 SF
- *** All ground mounted signs shall be located a minimum of 5 feet behind the street right-of-way
- **** For ground mounted or free standing signs in the I-77 Sign Overlay District, the bottoms of their display areas must be at least 10 feet above grade, and their illumination may only be internal, subject to the requirements of Section 155.428 (C)(1)(c).

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(C) *Illumination*.

- (1) Except as otherwise provided in this subchapter, signs may be illuminated subject to the following conditions:
- (a) All signs shall meet all applicable electrical codes;
- (b) External illumination:
- 1. All externally lighted signs shall have their lighting directed in a manner as to illuminate only the face of the sign, and be shielded so no direct illumination is visible elsewhere. No external lighting shall be emitted at an angle higher than 90 degrees from nadir (straight down). See Illustration 1;

Illustration 1: Externally Illuminated Signs



- 2. Any illuminated tubing outlining property lines, open sales areas or parking areas is prohibited; and
- 3. Illuminated tubing that is attached and integral to an original architectural detail of a building is permitted, if approved by the Architectural Review Board of Architectural Review.
- (c) Internal illumination (not typically allowed for historic properties signage):
- 1. Each sign face of an internally illuminated sign shall be limited to a luminance of 5,000 nits, as measured at any point on the sign face at maximum brightness, after sunrise and before sunset (as published by the National Weather Service for the location). Each sign face of an internally illuminated sign shall be limited to a luminance of 200 nits, as measured at any point on the sign face at maximum brightness, after sunset and before sunrise (as published by the National Weather Service for the location).
- 2. The background of internally illuminated signs shall be either opaque or a darker translucent color than the lettering or graphics displayed on the signs.
- (2) Electronic changeable copy signs.
- (a) The electronic changeable copy portion of an electronic changeable copy sign may only display the printable characters (letters, numbers, punctuation marks, and symbols) of the US-ASCII character set, as are available on a standard alphanumeric computer keyboard. These characters shall be displayed in a single color against a non-illuminated, dark, near-black background. This display must remain static, and shall not scroll, flash, strobe, blink, pulse, fade, or illuminate with varying light intensity or changing colors. This display shall not depict motion or animation, or create the illusion of movement. The content and color of this display may, however, change once per hour, with an instantaneous transition.
- (b) Each sign face of an electronic changeable copy sign shall be limited to a luminance of 5,000 nits, as measured at any point on the sign face at maximum brightness, after sunrise and before sunset (as published by the National Weather Service for the location). Each sign face of an electronic changeable copy sign shall be limited to a luminance of 200 nits, as measured at any point on the sign face at maximum brightness, after sunset and before sunrise (as published by the National Weather Service for the location).
- (c) The electronic changeable copy portion of an electronic changeable copy sign must be turned off by 10:00 pm or closing time, whichever is later.
- (D) Temporary signs and banners.
- (1) Temporary special event signs and banners for religious, charitable, civic, fraternal or similar non-profit or not-for-profit organizations, events providing a community service or events promoting the community:
- (a) Shall be erected no sooner than 14 days prior and removed no later than 2 days after the event;

- (b) Shall not exceed 32 square feet;
- (c) Shall not be illuminated;
- (d) Shall be located off the street right-of-way, unless otherwise granted permission for the location by the Town of Blythewood and SCDOT. In no case may any sign impede the view or travel of any motorists or pedestrians or be attached to any structure within the right-of-way (government signs, telephone poles and the like);
- (e) Only 1 sign oriented per street front per premises shall be allowed. On premises with 2 or more street fronts, signs shall not be located less than 100 feet apart as measured by using a straight line; and
- (f) The property owner upon whose land the sign is placed shall give written permission for the placement of the signs and will be held responsible for violations.
- (2) Grand opening banners.
- (a) Shall be associated only with the grand opening of a new business, not the change of ownership or management of a continuing business;
- (b) Only permitted 1 time for a business;
- (c) Only permitted for a 30 day period beginning at the start date indicated on the business license:
- (d) Must be attached to the building and shall not cover any window or part of a window, nor shall it extend beyond any point of a roof line, parapet or mansard roof. The banner shall not be attached to any temporary or permanent pole, or any other structure other than the principal structure; and
- (e) The banner shall be no more than 32 square feet in area.
- (E) *Maintenance and upkeep*. All signs and all components thereof, including supports, braces, anchors and the like, shall be kept in a good state of repair, in compliance with all building and electrical codes, and in conformance with the requirements of this subchapter.
- (Ord. 5.321, passed 1-26-2009; Am. Ord. 5.377, passed 8-31-2009; Am. Ord. 10.012, passed 5-24-2010; Am. Ord. 10.029, passed 10-25-2010) Penalty, see § <u>155.999</u>

№ § 155.429 PERMITS.

- (A) Chart 2. Chart 2 below lists by zoning district the type of signs that may be permitted.
- (B) *Exemption*. A permit issued by the Zoning Administrator is required to erect, construct, enlarge, move or replace any sign or cause the same to be done, unless the sign or action is exempt from this requirement under § 155.430.
- (C) Permit application. See $\S 155.451$ (c).
- (1) A sketch showing the dimensions and shape of the proposed sign, its proposed location on the lot and any other information required by the Zoning Administrator to determine conformance with this subchapter, shall be submitted before a permit can be issued.
- (2) One copy of the sketch shall be returned to the applicant with the signed approval or disapproval of the Zoning Administrator noted on the copy.
- (D) *Fee.* A fee, in accordance with a fee schedule adopted by the Town Council, shall be charged for each sign permit issued.
- (E) *Appeals of permit decisions*. Decisions of the Zoning Administrator may be appealed to the Board of Zoning Appeals under § <u>155.466</u>.

СН	IART 2							
A		В	С	D	Е	F	G	Н
Use or Zoning District		Ground Mounted or Free Standing	Canopy	Identification	Marquee	Wall	Projecting Sign	Roof Sign
1	Residential	P	NA	NA	NA	NA	NA	NA
2	Townhouse/Row House	Р	NA	NA	NA	NA	NA	NA
3	Multi- Family Dwelling	Р	Р	NA	Р	P	P	NA
4	Civic	P	P	P	P	P	P	NA
5	Neighborhood Commercial (NC) NO Neighborhood Office and NC Neighborhood Commercial	Р	Р	P	Р	P	Р	NA
6	Office Commercial (OC) MO Multi- neighborhood Office and MC Multi- neighborhood Commercial	Р	P	P	P	P	Р	NA
7	General Commercial (GC) TC Town Center	Р	Р	P	Р	P	P	NA

	and CC Community Commercial							
8	Commercial in Rural (RU)	P	P	P	P	P	P	NA
9	Industrial	P	P	P	P	P	P	NA
10	Architectural Overlay District	P	P	P	P	P	P	NA
11	Historic Properties	P	P	P	P	P	P	NA

P - Allowed if permit issued; not allowed if no permit issued

NA - Not allowed

СН	IART 2									
A		I	J	K	L	M	N	О	P	Q
Use	e or Zoning District	Window	Banner	Flag	Portable	Electronic Reader Board	Flashing Sign	Changeable Copy Sign	Balloon Sign	Temporary
1	Residential	NA	P	P	NA	NA	NA		NA	P
2	Townhouse/Row House	P	P	P	NA	NA	NA		NA	P
3	Multi- Family Dwelling	P	P	P	NA	NA	NA		NA	P
4	Civic	P	P	P	NA	NA	NA		NA	P
5	Neighborhood Commercial (NC) NO Neighborhood Office and NC Neighborhood Commercial	P	P	Р	NA	NA	NA		NA	Р
6	Office Commercial (OC) MO Multi- neighborhood Office and MC Multi- neighborhood Commercial	P	P	P	NA	NA	NA		NA	P

7	General	P	P	P	NA	NA	NA		NA	P
	Commercial (GC)									
	TC Town Center									
	and CC									
	Community Commercial									
8	Commercial in Rural (RU)	P	P	P	NA	NA	NA		NA	P
9	Industrial	P	P	P	NA	NA	NA		NA	P
10	Architectural Overlay District	P	P	P	NA	NA	NA	See Section 155.428 (A)(1)(e)	NA	P
11	Historic Properties	P	P	P	NA	NA	NA		NA	P

P - Allowed if permit issued; not allowed if no permit issued

NA - Not allowed

§ 155.430 EXEMPT SIGNS.

The following types of signs are exempt from the permit requirements of § 155.429 and may be placed in any zoning district subject to the provisions of this subchapter. These signs shall otherwise be in conformance with all applicable requirements contained in this subchapter. There shall be no limit as to the number of any signs on any lot, except as herein prescribed. All signs (except government signs) shall be located outside a street right-of-way.

- (A) Signs erected by or on behalf of the city, county, state or federal government identifying streets or public property, conveying public information and directing or regulating pedestrian or vehicular traffic, are exempt from these regulations;
- (B) Memorial signs, plaques or grave markers which are noncommercial in nature erected by or on behalf of local, county, state or federal government;
- (C) Flags, pennants, insignia or religious symbols of any government, non-profit or not-for-profit organization when not displayed in connection with a commercial promotion or as an advertising device. No flag pole shall exceed 30 feet in height. Flags shall not exceed 60 square feet. Limit 3 per site;
- (D) Integral decorative or architectural features of buildings, as long as the features or works do not contain letters, trademarks, moving parts or lights;
- (E) On-premise directional and traffic flow signs not exceeding 4 square feet in area apiece and not exceeding the number of ingress and egress points;
- (F) Identification signs for residential uses not exceeding 4 square feet in area (1 only per premises);
- (G) Campaign and election signs provided that:
- (1) Each sign shall not exceed 20 square feet in area;
- (2) All signs may be erected no sooner than 30 days in advance of the election for which they were made;
- (3) All signs shall be removed within 7 days after the election for which they were made;
- (4) The property owner upon whose land the sign is placed shall give written permission for the placement of the signs and will be held responsible for violations; and
- (5) No sign shall be placed in any right-of-way, on any telephone pole, street sign and/or street sign pole or on any public property.
- (H) Temporary real estate signs advertising a specific property for sale, lease, rent or development as follows:

- (1) One sign per street frontage advertising real estate ("For Sale", "For Rent", "For Lease" or "For Development") not greater than 10 square feet in area in a residential area and 32 square feet in area in commercial and industrial areas may be located on the property being advertised so long as the sign is located behind the street right-of-way line. If the property so advertised lies on a corner lot or double frontage lot, then a second sign may be oriented along the second street so long as the 2 signs are at least 100 feet apart as measured by the shortest straight line;
- (2) May not be illuminated; and
- (3) Real estate companies must purchase a business license in the Town of Blythewood prior to erecting a real estate sign.
- (I) Temporary construction signs provided that:
- (1) Signs in residential areas shall not exceed 10 square feet each;
- (2) Signs in commercial and industrial areas shall not exceed 32 square feet each;
- (3) Only 1 sign oriented per street front per premises shall be erected. Any 2 signs located on the same premises shall be located at least 100 feet apart as measured by using a straight line;
- (4) Shall not be illuminated;
- (5) Shall only appear at the construction site;
- (6) A building permit for the construction shall be secured prior to the erection of the sign; and
- (7) The signs shall be removed within 7 days after completion of the project.
- (J) One on-premise garage sale sign and a maximum of 2 off-premise directional signs per garage sale, provided that:
- (1) All signs shall be removed within 24 hours after the garage sale has been terminated;
- (2) Shall not exceed 4 square feet in area; and
- (3) All signs shall be located off the street right-of-way.
- (K) Window signs provided that:
- (1) The sign surface area is proportional to the building scale and architectural features;
- (2) Does not cover more than 50% of the window area; and
- (3) Does not obscure vision at a height between 4 feet and 7 feet above ground level at the window.
- (L) "Warning", "No Trespassing" and similar informational signs no greater than 4 square feet;

- (M) Signs located within a stadium intended to be read only by persons seated within the stadium:
- (N) Any sign inside a building, not attached to or placed within an external window or piece of glass that is not legible more than 3 feet beyond the building in which it is located;
- (O) Signs placed on newspaper boxes designed for placement of delivered newspaper to a particular location;
- (P) Historical plaques mounted in accordance with specifications of the United States Secretary of the Interior's Standards for Rehabilitation;
- (Q) Changing or replacing the sign copy on an existing lawful sign is exempt from permit requirements, provided the copy change does not change the nature of the sign as to render the sign in violation of this subchapter. The change in copy due to a change in business does require a permit; and

R Inconspicuous signs.

№ 155.431 PROHIBITED SIGNS.

The following signs are prohibited:

- (A) Any sign which the Zoning Administrator determines obstructs the view of bicyclists or motorists using any street, approach to any street intersection or which interferes with the effectiveness of or obscures any traffic sign, device or signal;
- (B) Illuminated, highly reflective signs or spot lights which hamper the vision of motorists or bicyclists;
- (C) Any sign located outdoors which interferes with free passage from or obstructs any fire escape, downspout, window, door, stairway, ladder or opening intended as a means of ingress or egress or providing light or air;
- (D) Any sign (other than a government sign), banner or display placed on any curb, sidewalk (except where otherwise permitted in this subchapter), post, pole, hydrant, bridge, tree or other surface located on, over or across any public street or right-of-way, or any banner, placed on stakes on a property, unless otherwise permitted. One decorative banner shall be permitted on a building;
- (E) Any sign located in a way as to intentionally deny an adjoining property owner visual access to an existing sign;
- (F) Flashing signs, signs with flashing or reflective disks, signs with flashing lights or lights of changing degree of intensity or color or signs with electrically scrolled messages;
- (G) Rotating signs, other than on-premise signs with rotating identification names which contain a logo and/or business name on it;
- (H) Roof signs;
- (I) Off premises signs;
- (J) Signs placed on a piece of property without permission of its owners or agent;
- (K) Inflatable signs, including inflated balloons (includes inflatable depicting animals, planes, blimps, castles and the like) having a diameter of greater than 2 feet;
- (L) Other signs not expressly permitted in this subchapter;
- (M) Any sign whose sign face was initially constructed and designed to be placed and/or transported on wheels, regardless if the sign face is removed from its base and placed on or in the ground so as to otherwise classify the sign as a "freestanding" sign as herein defined; and
- (N) Signs with no sign copy, i.e. blank signs.
- (Ord. 5.321, passed 1-26-2009; Am. Ord. 10.012, passed 5-24-2010) Penalty, see § 155.999

№ § 155.432 NONCONFORMING SIGNS.

- (A) Except as herein provided, nonconforming signs that were otherwise lawful on the effective date of this subchapter may be continued.
- (B) No person may engage in any activity that causes an increase in the extent of nonconformity of a nonconforming sign or causes a previously conforming sign to become nonconforming.
- (C) A nonconforming sign may not be moved or replaced except to bring the sign into complete conformity with this subchapter. Once a nonconforming sign is removed from the premises or otherwise taken down or moved, the sign may only be replaced with a sign which is in conformance with the terms of this subchapter.
- (D) Minor repairs and maintenance of nonconforming signs necessary to keep a nonconforming sign for a particular use in sound condition are permitted so long as the nonconformity is not in any means increased.
- (E) If a nonconforming sign is destroyed by natural causes, or otherwise damaged, it may not thereafter be repaired, reconstructed or replaced except in conformity with all the provisions of this subchapter, and the remnants of the former sign structure shall be cleared from the land. For purposes of this section, a nonconforming sign shall be considered "destroyed" or "damaged" if it receives damage to an extent of more than 50% of the sign's replacement value immediately prior to the sign having received the damage, except that after 7 years from the date of adoption of this subchapter, a sign is deemed to have zero value remaining.
- (F) All nonconforming signs must be brought into compliance within seven (7) years of the date of the enactment of this subchapter, except for existing ground mounted signs in the I-77 Sign Overlay District. As to the latter classification, such signs must be brought into compliance on or before January 26, 2020.
- (G) The message of a nonconforming multi-tenant identification sign may be changed so long as it does not create any new nonconformity.
- (H) (1) If a nonconforming on-premise sign which advertises a business, service, commodity, accommodation, attraction or other enterprise or activity that has for a period of at least 30 days not been operated, conducted or offered, that sign shall be deemed abandoned and shall be removed or brought into compliance by the sign owner, property owner or other party having control over the sign within 30 days after the sign is deemed abandoned.
- (2) Notwithstanding the above, if there is an expansion to the heated square footage of an existing business, or a change in use or ownership to an existing building (except multi-tenant buildings), and there were 1 or more on-premise nonconforming signs which advertised the former or current business or use, any new signs used, and all new sign faces for the new use or business must meet all sign requirements for the underlying district.
- (I) (1) If a nonconforming sign remains blank for a continuous period of 30 days, that sign shall be deemed abandoned and shall, within 30 days after abandonment, be altered to comply with

this subchapter or be removed by the sign owner, owner of the property where the sign is located or other person having control over the sign.

- (2) For purposes of this subchapter, a sign shall be deemed "blank" if:
- (a) It advertises a business, service, commodity, accommodations, attraction or other enterprise or activity that is no longer operating or being offered or conducted;
- (b) The advertising message it displays becomes illegible in whole or substantial part; or
- (c) It does not contain an advertising message. (For these purposes, the terms "Sign For Rent", "Sign For Lease", "Building For Rent", "Building For Lease", "Building for Sale" and the like shall not be deemed to be an advertising message.)

(Ord. 5.321, passed 1-26-2009) Penalty, § 155.999

№ \$ 155.433 REMOVAL OF SIGNS.

- (A) The Zoning Administrator shall cause to be removed:
- (1) Any sign which is determined by the Zoning Administrator as being insecure, in danger of falling or otherwise endangering the public safety, shall be immediately removed by its owner unless it is repaired and made to otherwise comply with the requirements of this subchapter;
- (2) Any sign erected, constructed, altered or displayed without a required sign permit;
- (3) Any sign not conforming to the International Building and Fire Codes; and
- (4) Any sign now or hereafter existing and in conformance with this subchapter which advertises a business no longer conducted, or a product no longer sold shall have the sign copy removed within 30 days after written notification from the Zoning Administrator, or 60 days after termination of the business or product, whichever comes first.
- (B) Upon adoption of this subchapter, all legal, nonconforming signs within the Town of Blythewood shall comply with § <u>155.432</u>.

№ \$ 155.434 APPEALS AND VARIANCES.

- (A) Appeals of a decision by the Zoning Administrator under this subchapter shall be to the Board of Zoning Appeals under § 155.466(A).
- (B) Except as provided in division (C) below, variances to the requirements of this subchapter may be granted by the Board of Zoning Appeals under § 155.466(B).
- (C) Certificate of appropriateness decisions by the Architectural Review Board are not eligible for a variance under this section or under § 155.466(B).

№ \$ 155.435 VIOLATIONS.

Failure to comply with these sign provisions of this chapter shall constitute a violation of this chapter and is subject to the provisions of § 155.999.

§ 155.481 MINIMUM DISTRICT SIZE.

No amendment shall be initiated which would create a new zoning district with an area of less than 2 acres; provide, the minimum area for a PD (Planned Development) District shall be 4 acres. The minimum requirement does not apply to extension of an existing district, or addition of NC or OC Districts adjacent to a GC District.

(Ord. 5.202, passed 11-24-1981)

§ 155.496 POWERS AND DUTIES OF THE ARCHITECTURAL REVIEW BOARD OF ARCHITECTURAL REVIEW.

The following are the powers and duties of the Architectural Review Board of Architectural Review:

- (A) Appeal from the planning official. Any person aggrieved by a decision of the planning official dealing with a request for a certificate of appropriateness may appeal that decision to the Board of Architectural Review in writing on a form provided by the planning official within 15 days after actual notice of the decision. The Board may affirm or reverse, wholly or in part, or may modify the decision by a written statement of findings and conclusions.
- (B) Review and approval. Review and approve, disapprove or approve with conditions, applications for certificate of appropriateness for new construction; major reconstruction improvement; and-or-alteration of the-exterior architectural appearance, including repair and change of exterior color, of structures covered by <a href="mailto:the-exterior-the-exter
- (C) *Reasons stated.* The Board shall state the reasons for the approval, disapproval or approval with conditions which shall be incorporated in the minutes of the meeting. Reasons for approval, disapproval or condition of approval shall be written on the certificate of appropriateness forms and a copy provided to the applicant.
- (D) *Utilization of outside professional advice*. The Board may utilize outside professional advice if funds for the services are made available by the town.
- (E) *Variances*. Grant variances from the architectural review parameters if the Board makes the following findings:
- (1) There are extraordinary and exceptional conditions pertaining to a particular project subject to review;
 - (2) These conditions do not generally apply to other property in the vicinity;
- (3) Because of these conditions, the application of the architectural review parameters to the project would effectively prohibit or unreasonably restrict development of the project; and
- (4) The variance will not be a substantial determent to adjacent property or to the public good.
 - (F) *Prohibitions*. The Board is explicitly not authorized to:
- (1) Become involved with the interior design of any structure, unless the interior of a public building or the public space of a private building is specifically described and designated as historic; or
 - (2) Inject personal likes and dislikes into its deliberations.

- (G) (1) It is the responsibility of the Board of Architectural Review to promote the purposes and objectives of the historic preservation ordinance, to review and recommend to the Town Council the designation of individual historic properties. Further the Board will review plans and applications, as hereinafter provided, for all construction, renovation or demolition pertaining to or affecting duly designated historic properties. The Board shall have the power to approve, approve with modifications or deny approval for such applications in accordance with the prescribed procedures and guidelines.
- (2) The Planning Commission shall provide its formal comment to the Council on ordinance adoption, amendment, and historic property designation.

(Ord. 5.202, passed 11-24-1981; Am. Ord. 5.304, passed 7-30-2007; Am. Ord. 5.309, passed 1-28-2008; Am. Ord. 10.029, passed 10-25-2010)

№§ 155.499 ARCHITECTURAL REVIEW STANDARDS.

In reviewing an application for a certificate of appropriateness for a commercial/civic structure in the AO Architectural Review Overlay Zone District, the Board and staff shall limit their review to the following areas. Neither the staff nor Board is to be guided by personal likes and dislikes. It is not the intent of these standards to restrict structures subject to review to any single architectural style. A pleasing environment can include a variety of architectural styles, textures and colors.

(Ord. 5.202, passed 11-24-1981; Am. Ord. 5.295, passed 11-28-2005; Am. Ord. 5.310, passed 1-28-2008)